



BRIGHTON INDUSTRIAL MARKET OVERVIEW



Bryan Fry, SIOR
SENIOR DIRECTOR

DENVER INDUSTRIAL OVERALL Q1 26



ECONOMIC INDICATORS

1.6M

Denver
Employment

YOY Chg



Outlook



3.8%

Denver
Unemployment Rate

YOY Chg



Outlook



4.3%

United States
Unemployment Rate

YOY Chg



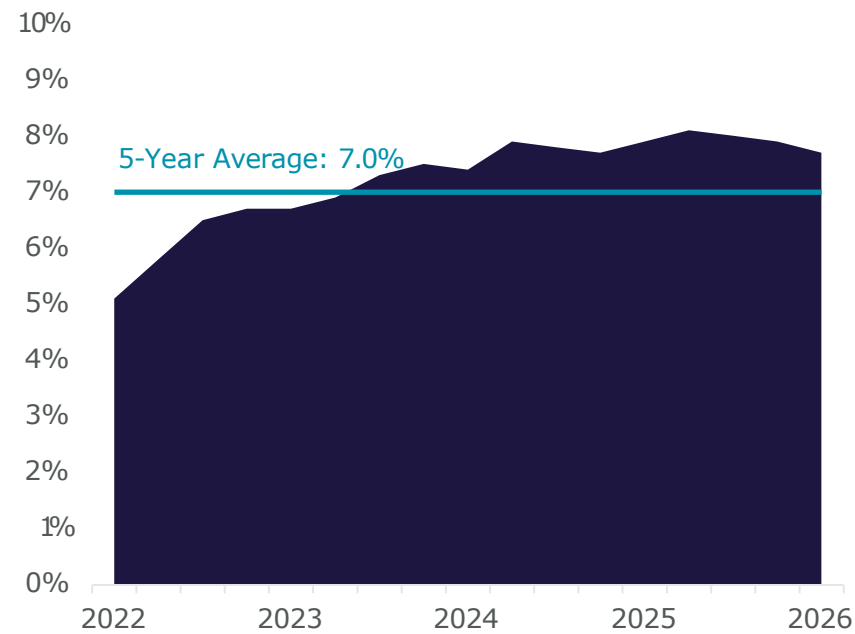
Outlook



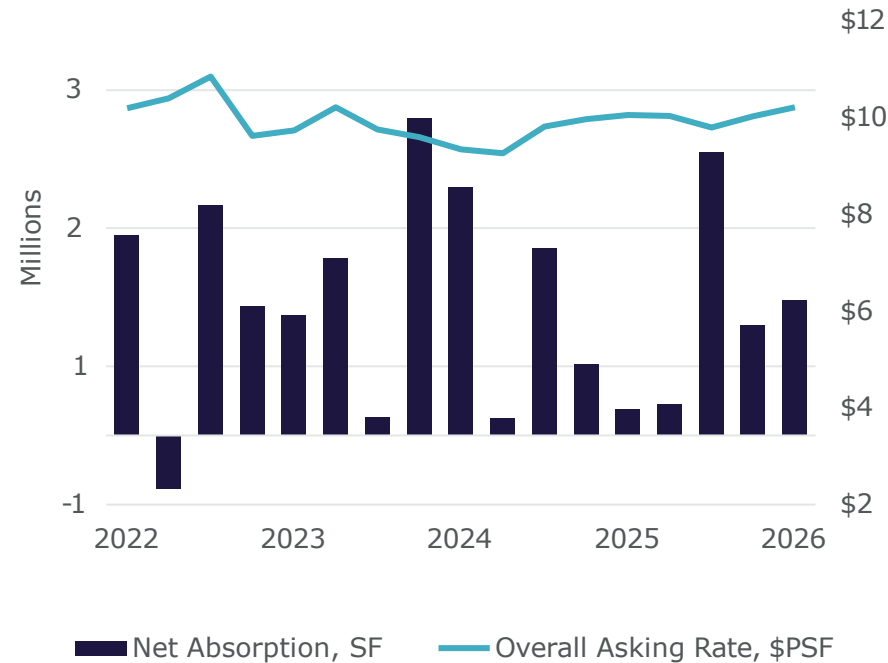
Source: BLS

Metro- and city-level employment data as of year-end 2025 due to delays from government shutdown.

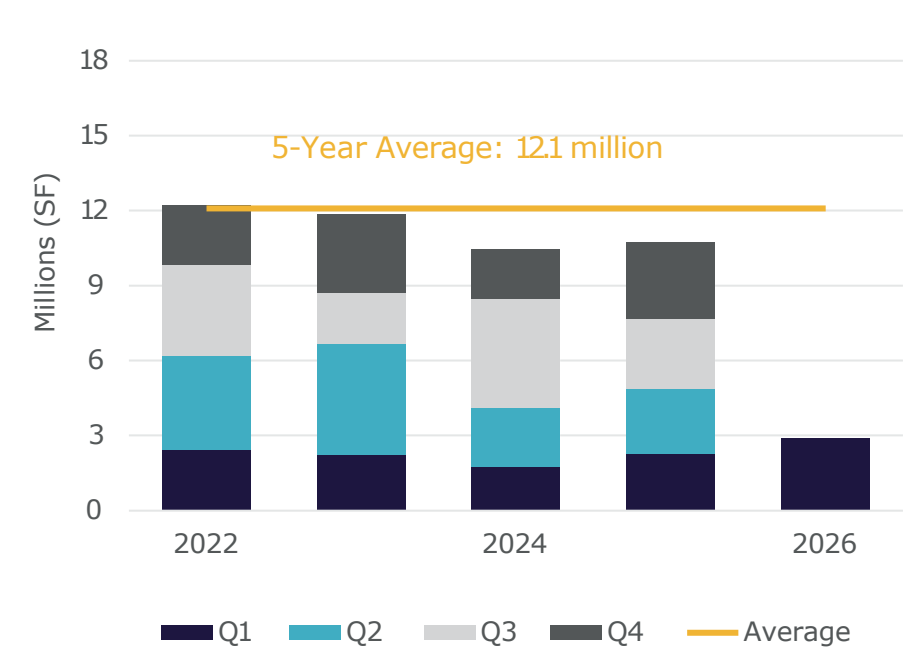
OVERALL VACANCY



ABSORPTION VS. RENT



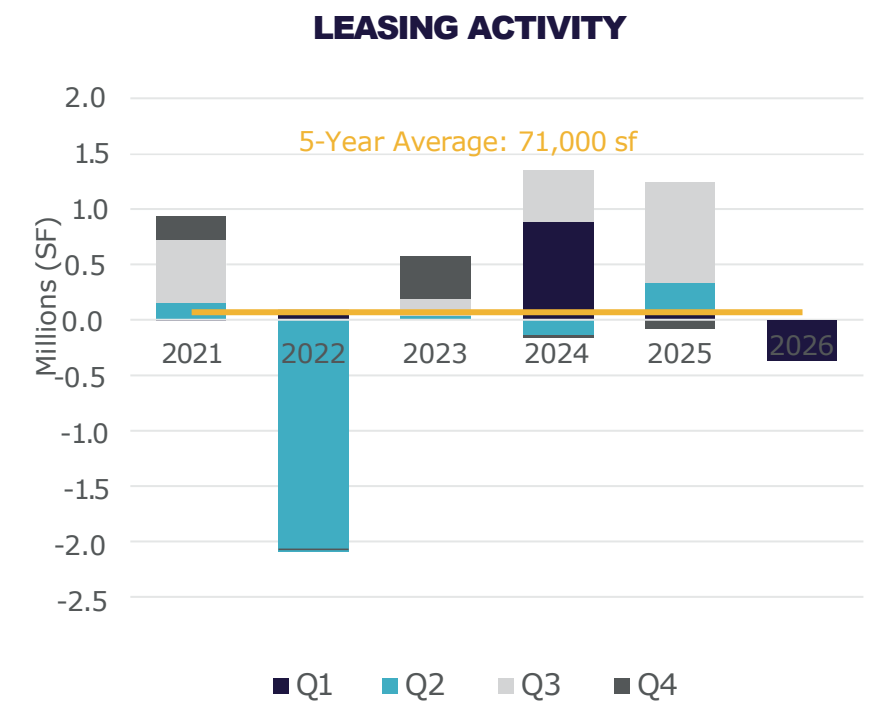
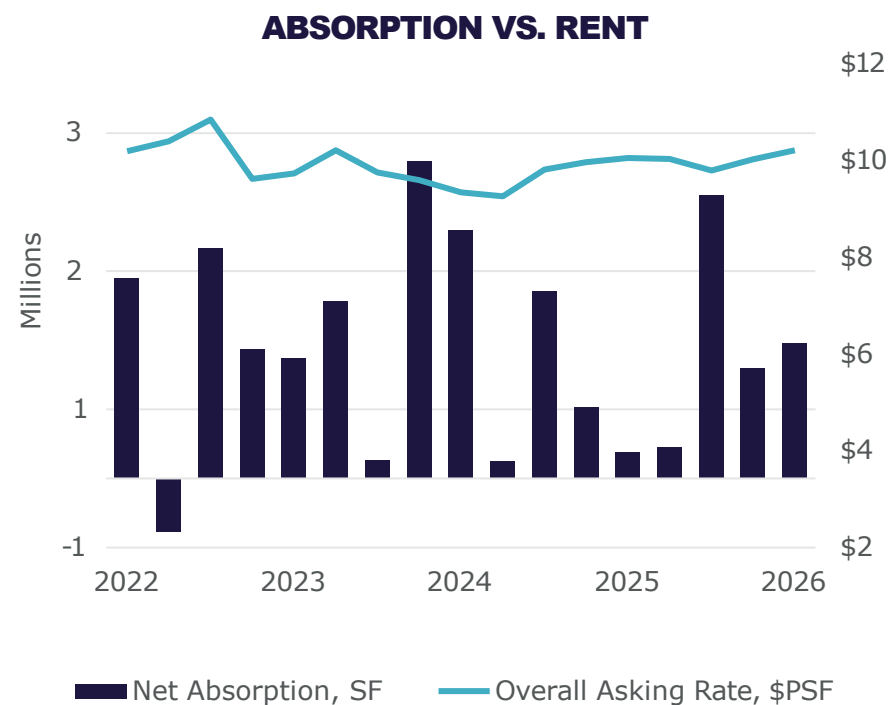
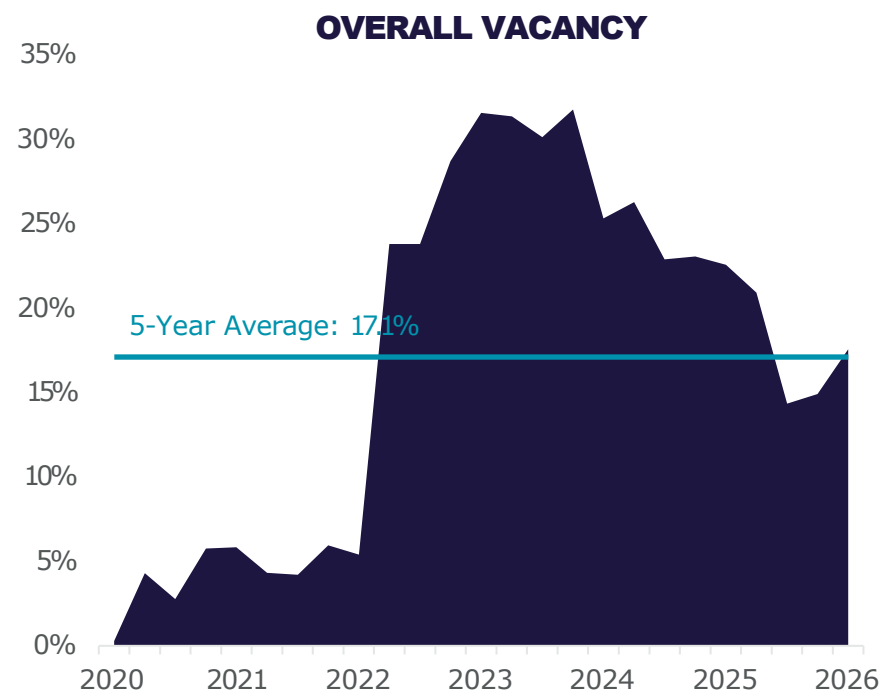
LEASING ACTIVITY



BRIGHTON SUBMARKET I-76 CORRIDOR Q1 26



	Q1 2026	Q4 2025	Q1 2025	Change QOQ	Change YOY
Overall Vacancy	17.6%	14.9%	22.6%	2.6%	-5.0%
YTD Absorption	(365,489)	(79,200)	66,889	-361.5%	-646.4%
Asking Rent/sf	\$9.78	\$9.56	\$11.20	2.3%	-12.6%



MILE HIGH MANUFACTURING & LOGISTICS CENTER

4353 E. BROMLEY LN.

1994
YEAR BUILT

±20,000 SF
OFFICE

32'
CLEAR HEIGHT

88 Dock High Doors
LOADING

TOTAL AVAILABLE SF

1,108,500 SF
Divisible

Fully equipped with automatic levelers, dock locks, and dock lights

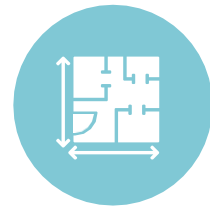
103.3 AC
SITE SIZE

1 Oversized Drive-In Door

48' x 58'
COLUMN SPACING

2 oversized drive-in door
knocks available

Building Size	1,278,455 SF
Power	10MW onsite with upwards of 20MW also available (Total 30MW TBV)
Sprinkler System	ESFR (22 acre feet allowance)
Slab Thickness	8 inches
Power Provider	United Power Cooperative
Trailer Parking/ Outside Storage	Up to 456 Trailer Stalls
Water	City of Brighton
Sewer	City of Brighton
2026 OPEX	
Zoning	PD (Warehouse/Distribution, Light, General and Technology Manufacturing)



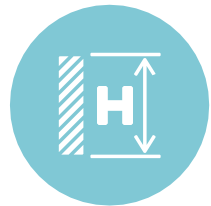
Flexible
Divisibility



400 Trailers
Stalls Available



16 Acres
For Trailer Parking
or Outdoor Storage



32' Clear
Height



Ideal Manufacturing/Warehouse
Distribution Facility



Lowest Operating
Expenses In Denver MSA



15mw Onsite With Upwards of 25
MW Also Available (Total 35 MW)

INTERSTATE LOGISTICS CENTER

1,080,800 SF
TOTAL PROJECT SIZE

±90 ACRES
TOTAL SITE SIZE

BUILD-TO-SUIT
OPTIONS AVAILABLE



Potential
Rail Access



Cross Dock



130'-185'
Truck Courts



Located In The Adams
County Enterprise Zone



THANK YOU!

Please reach out with any questions or
to discuss the market in greater detail



Scan Me



Bryan Fry, SIOR

Senior Director

+1 720 217 4071 | bryan.fry@cushwake.com