

1111 W Evans Ave
Denver, Colorado

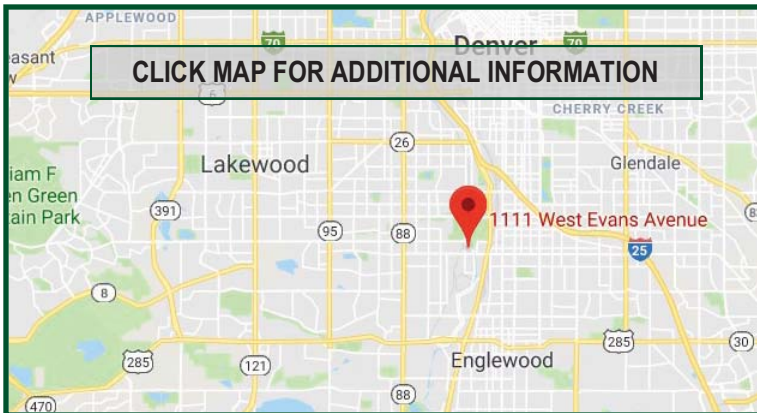
M B R C



AVAILABILITY:

Unit A2: 4,500SF (\$6.50/sf NNN*)

*NNN = \$3.37/SF; BASED ON CAM RECONCILIATION FOR YEAR ENDING 12/31/19



PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL PARK LOCATED ON WEST EVANS AVENUE BETWEEN SANTA FE DRIVE AND FEDERAL BLVD. VERSATILE WAREHOUSE/FLEX SPACE FOR MANUFACTURING & DISTRIBUTION.

IMPORTANT FEATURES:

- CLOSE IN LOCATION
- DRIVE-IN LOADING
- 14' WAREHOUSE CEILING HEIGHT
- 3 PHASE ELECTRIC
- COMCAST/CENTURY LINK INTERNET

MICHAEL BLOOM
REALTY COMPANY

300 S. Jackson St. Suite 440 Denver, CO 80209
Main (303) 295-2525 Fax (303) 298-1919

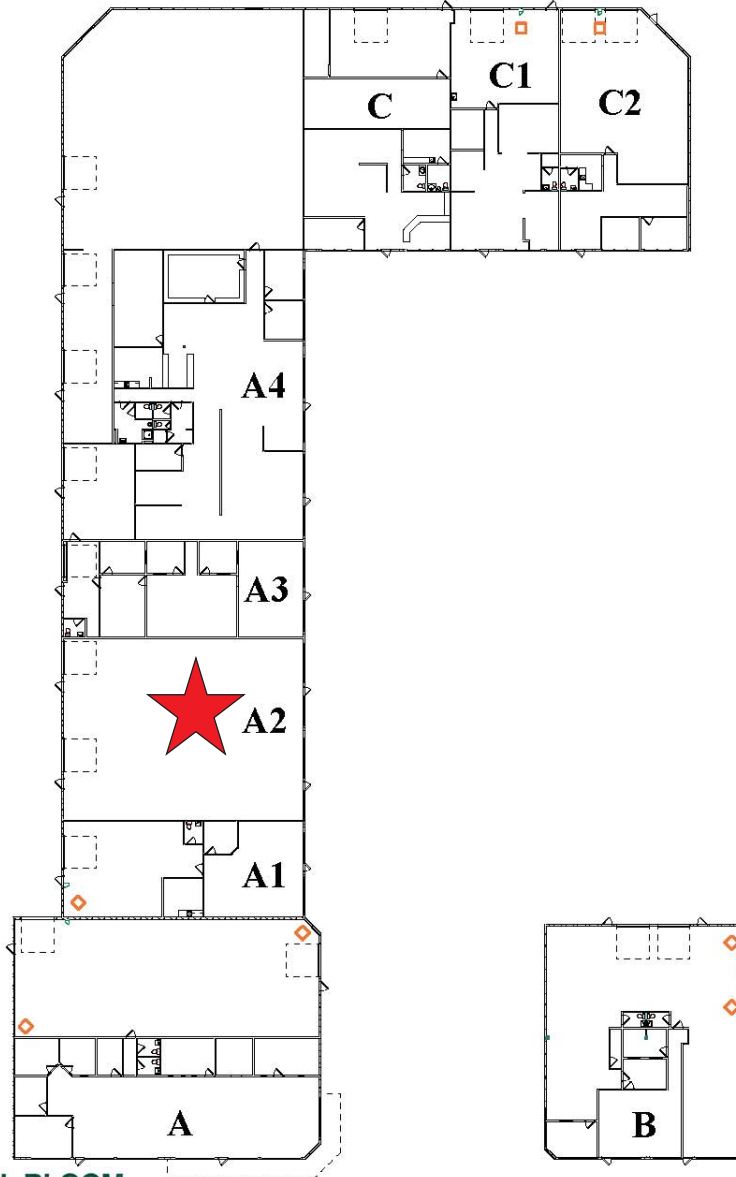
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Space Availability:

Availability	Total SF	Office SF	Loading	Power
Unit C	4,500	1,000	2 Drive-In	3 Phase

1111 W Evans Ave
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1 Site Plan
Scale: 1:500