

# 1390 W Evans Ave, Denver, Colorado



## AVAILABILITY:

**1390 Unit 2N ..... 3,781SF (\$7.25/SF NNN\*)**

\*NNN's = \$2.76/SF, Based on CAM Reconciliations for year ending 6/30/19

### PROPERTY DESCRIPTION:

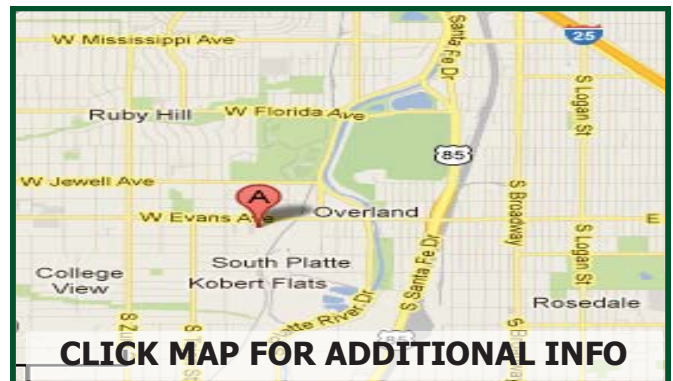
CONVENIENTLY LOCATED, WELL BUILT AND MAINTAINED CONCRETE BUILDING. HIGHLY ADAPTABLE FOR USE AS WAREHOUSE, SHOWROOM, MANUFACTURING, DISTRIBUTION, OR SERVICE FACILITY.

### IMPORTANT FEATURES:

- DOCK HIGH LOADING
- GENEROUS PARKING AND LOADING AREAS
- 20' CEILING HEIGHT
- EXCELLENT 3-PHASE ELECTRICAL
- INTERNET PROVIDED BY COMCAST

**MICHAEL BLOOM**  
REALTY COMPANY

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



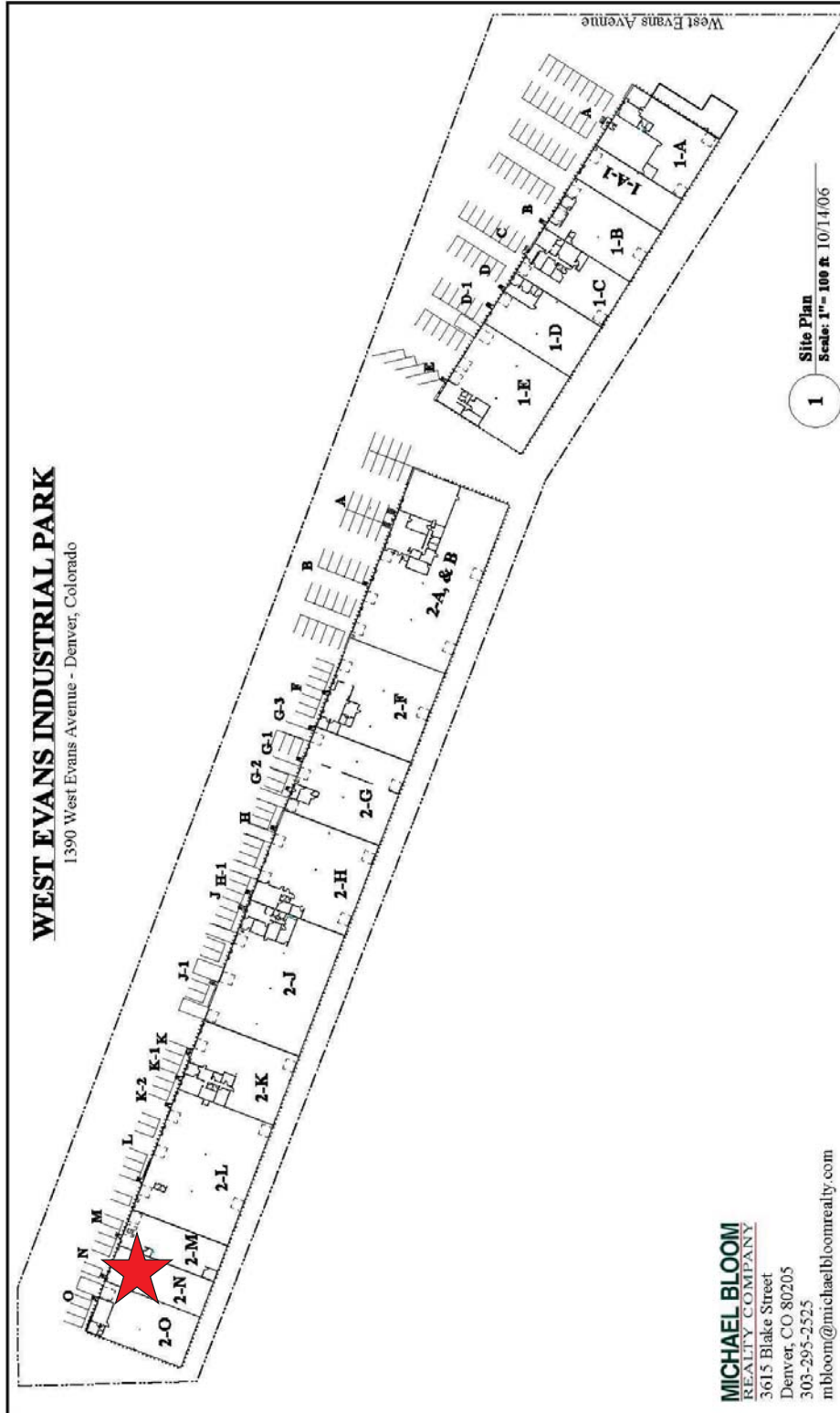
**CLICK MAP FOR ADDITIONAL INFO**

1390 West Evans Avenue  
Denver, Colorado

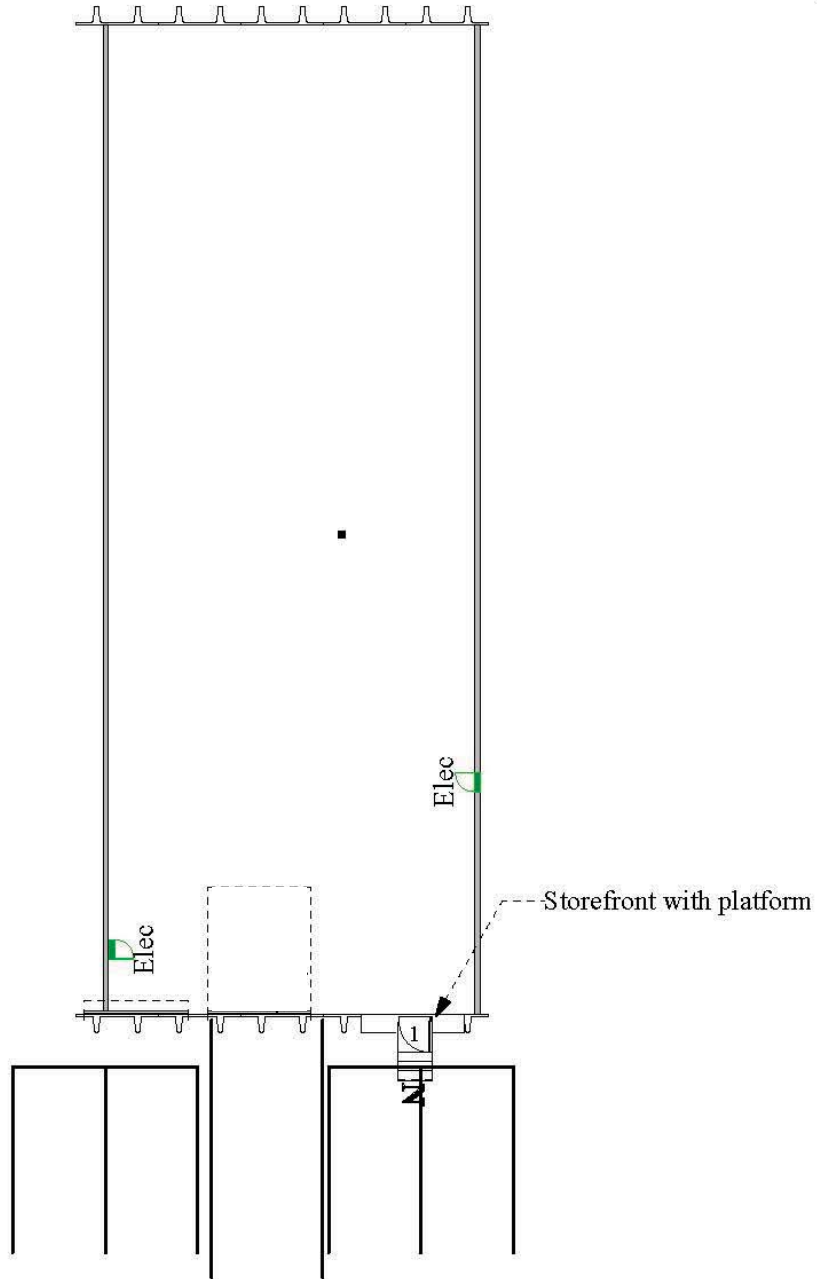
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### Space Availability:

Available	Total SQ FT	Office SQ FT	Loading	Electrical
2N	3,781	0	Drive-In	3 Phase



1390 West Evans 2-N



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**Floor Plan**  
Scale: 1/16" = 1'-0"

3,781 sf