

1610 -1630 W Evans
Denver, Colorado

M B R C

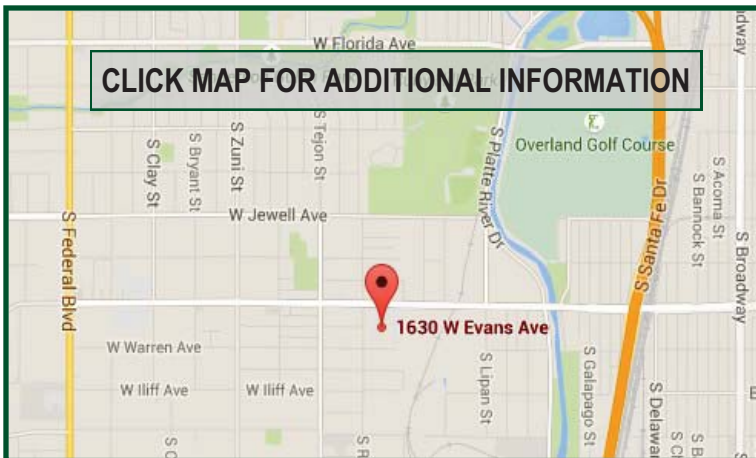


AVAILABILITY:

1630 G.....4,255 SF (\$8.00/sf NNN*)

*NNN's = \$2.82/SF, Based on CAM Reconciliations for year ending 12/31/19

CLICK MAP FOR ADDITIONAL INFORMATION



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.

MICHAEL BLOOM

REALTY COMPANY

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

IMPORTANT FEATURES:

- GREAT VISIBILITY
- DOCK HIGH & DRIVE-IN LOADING
- 18' WAREHOUSE CEILING HEIGHT
- 3 PHASE ELECTRIC
- COMCAST INTERNET

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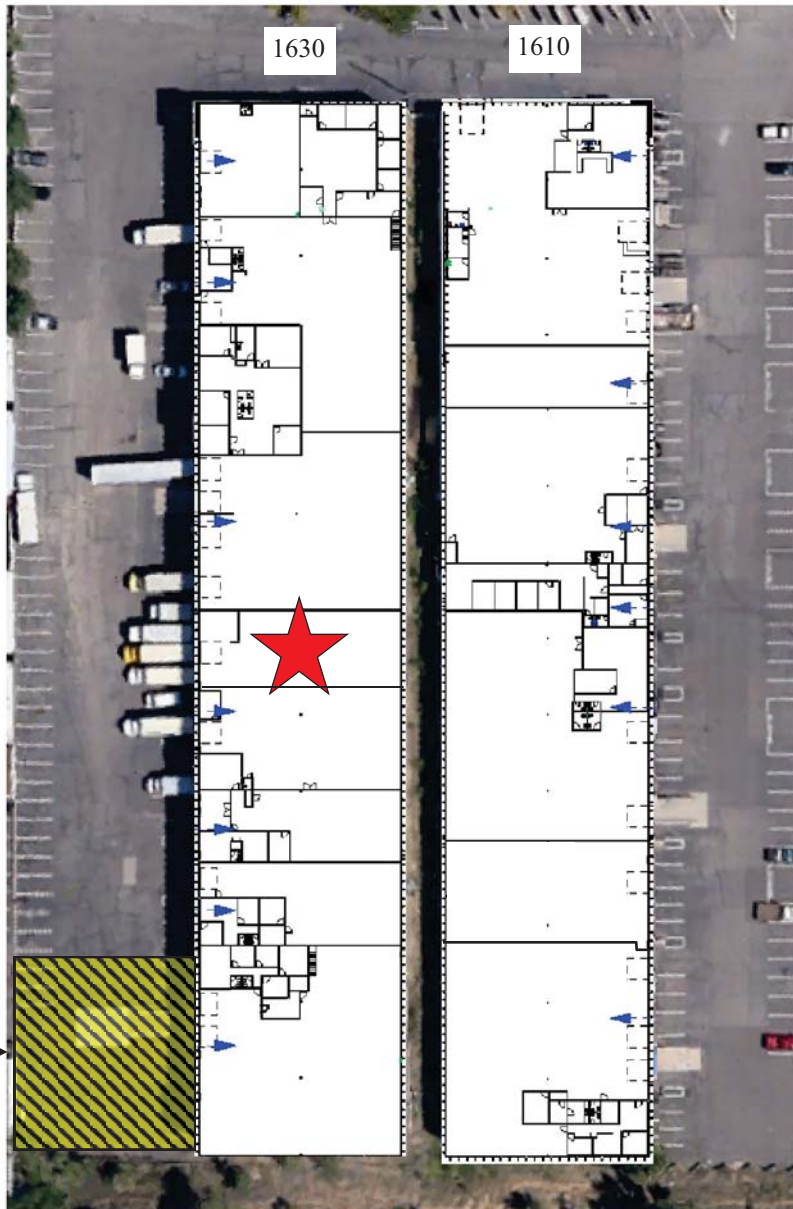
Space Availability:

Availability	Total SF	Office SF	Loading	Power
1630 #G	4,255	Build To Suit	Dock High	3 Phase

1610 - 1630 West Evans



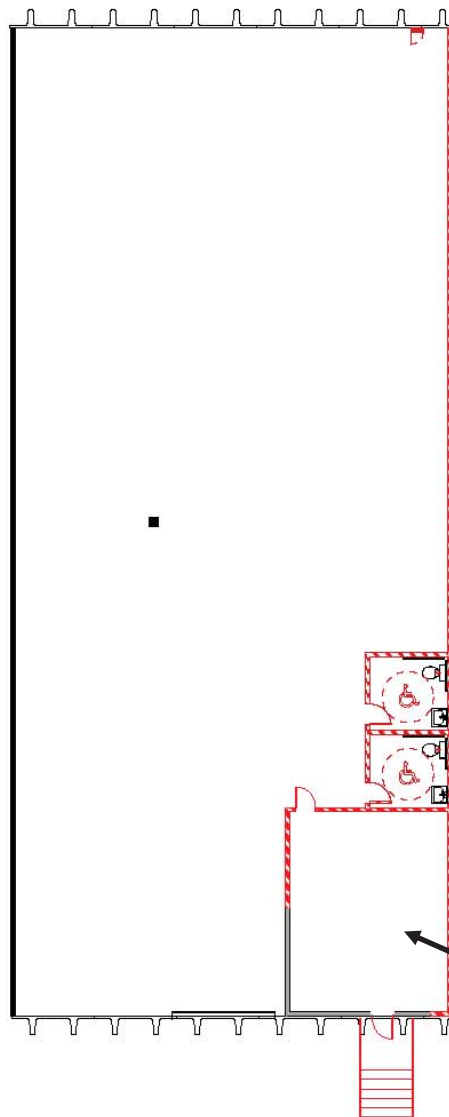
West Evans



9,000SF YARD →

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1610 West Evans Unit G



Office and bathrooms
NOT existing, can be
built to suit.

1

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

4255 sf

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Date 8/21/19