

**1610 -1630 W Evans
Denver, Colorado**

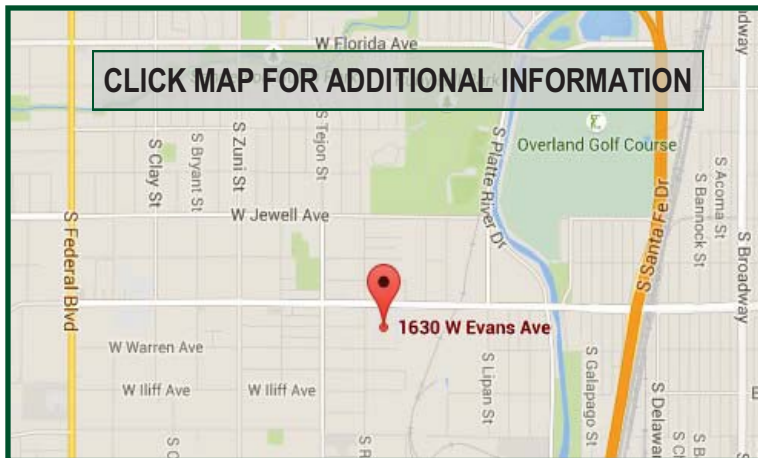
M B R C



AVAILABILITY:

1610 K.... 4,853 SF (\$8.00/sf NNN*)
1630 I4,255 SF (\$8.00/sf NNN*)

*NNN's = \$2.64/SF, Based on CAM Reconciliations for year ending 12/31/18



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:

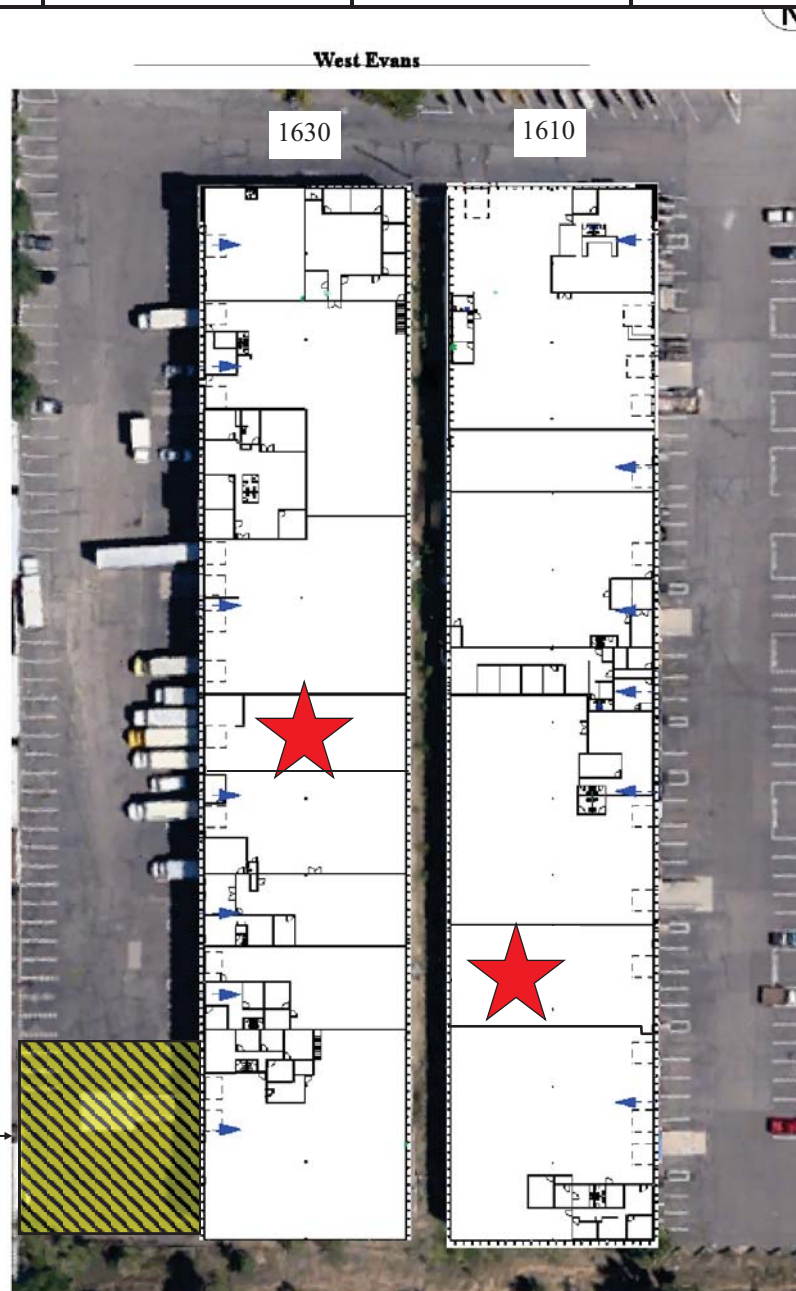
- GREAT VISIBILITY
- DOCK HIGH & DRIVE-IN LOADING
- 18' WAREHOUSE CEILING HEIGHT
- 3 PHASE ELECTRIC
- COMCAST INTERNET

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M B R C

Space Availability:

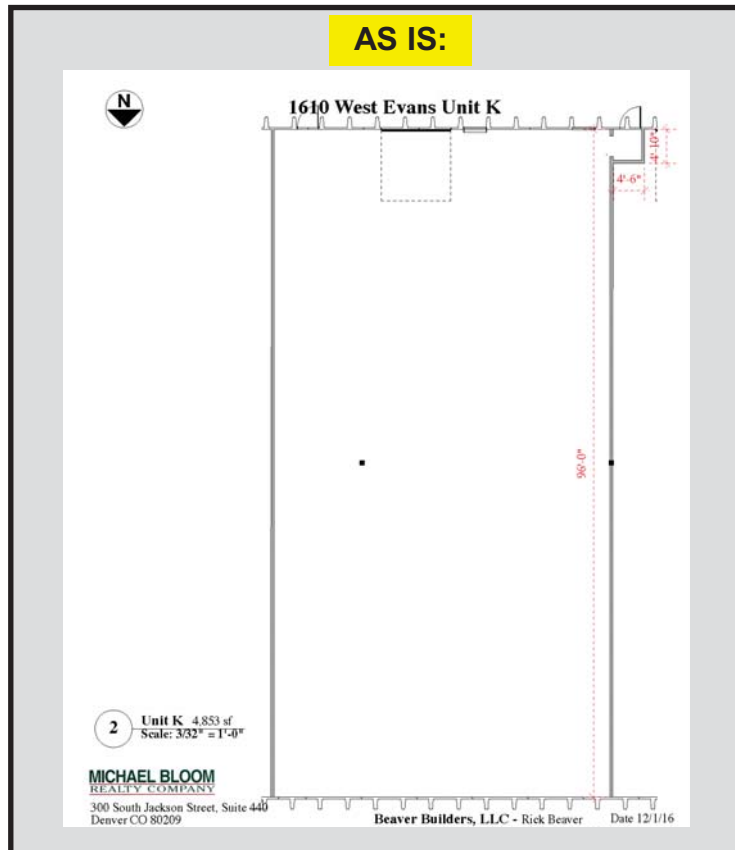
Availability	Total SF	Office SF	Loading	Power
1610 #K	4,853	Build To Suit	Dock High (existing) Drive In (possible)	3 Phase
1630 #I	4,255	Build To Suit	Dock High	3 Phase



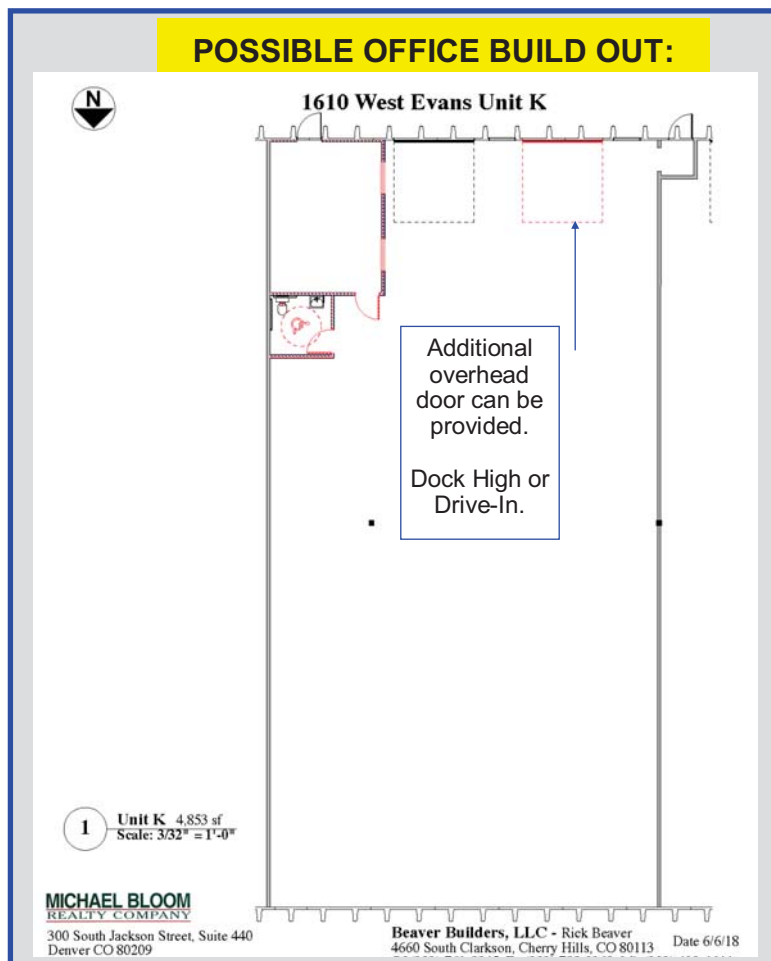
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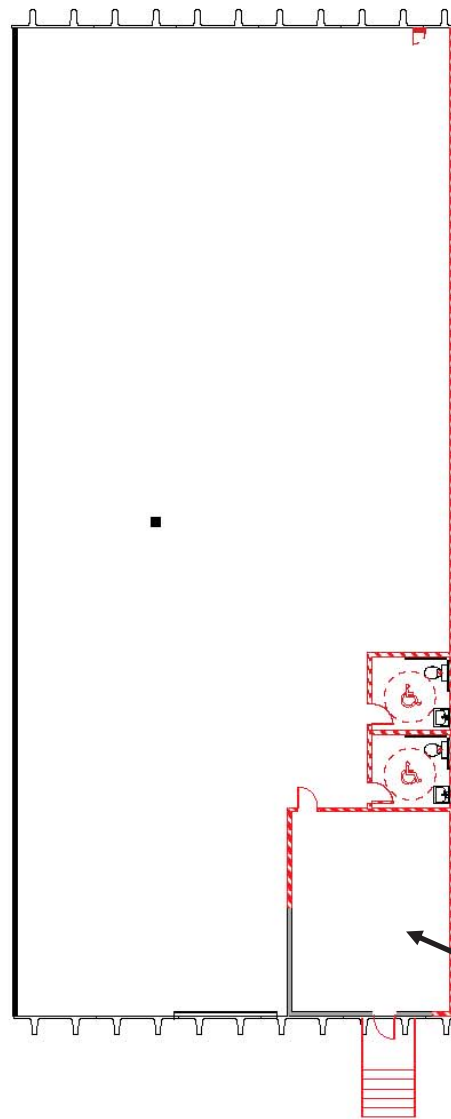
AS IS:



POSSIBLE OFFICE BUILD OUT:



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