

# 1390 W Evans Ave, Denver, Colorado



## AVAILABILITY:

**NONE ..... Fully Leased**

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

### PROPERTY DESCRIPTION:

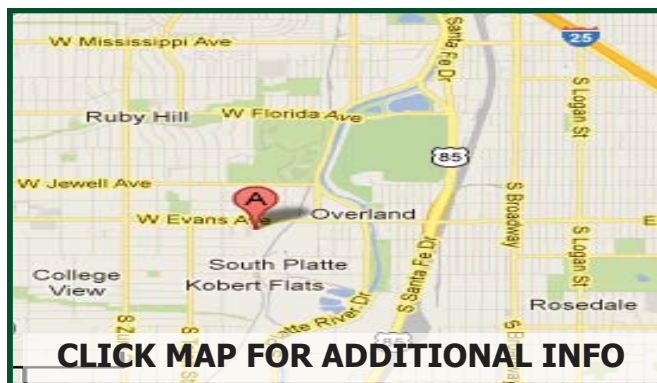
CONVENIENTLY LOCATED, WELL BUILT AND MAINTAINED CONCRETE BUILDING. HIGHLY ADAPTABLE FOR USE AS WAREHOUSE, SHOWROOM, MANUFACTURING, DISTRIBUTION, OR SERVICE FACILITY.

### 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



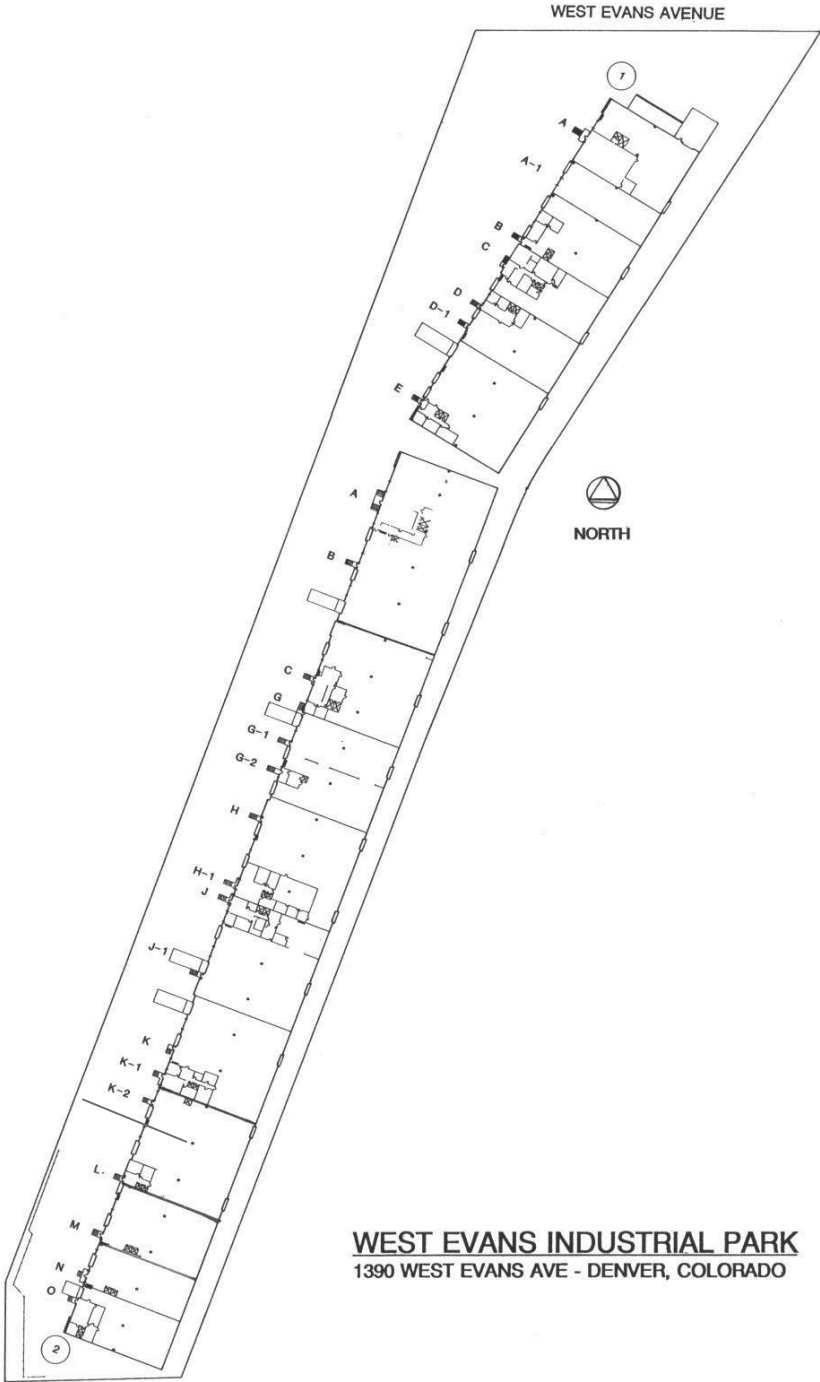
**CLICK MAP FOR ADDITIONAL INFO**

1390 West Evans Avenue  
Denver, Colorado

M B R C

Space Availability:

Available	Total SQ FT	Office SQ FT	Loading	Electrical



THE INFORMATION HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WHICH WE DEEM RELIABLE