

1630 W Evans Avenue

Denver, Colorado

MICHAEL BLOOM

REALTY COMPANY



AVAILABILITY:

1630 W Evans unit G.....4,125/SF (\$11.00/SF NNN*)

*NNN = \$4.13 as of 12/31/23

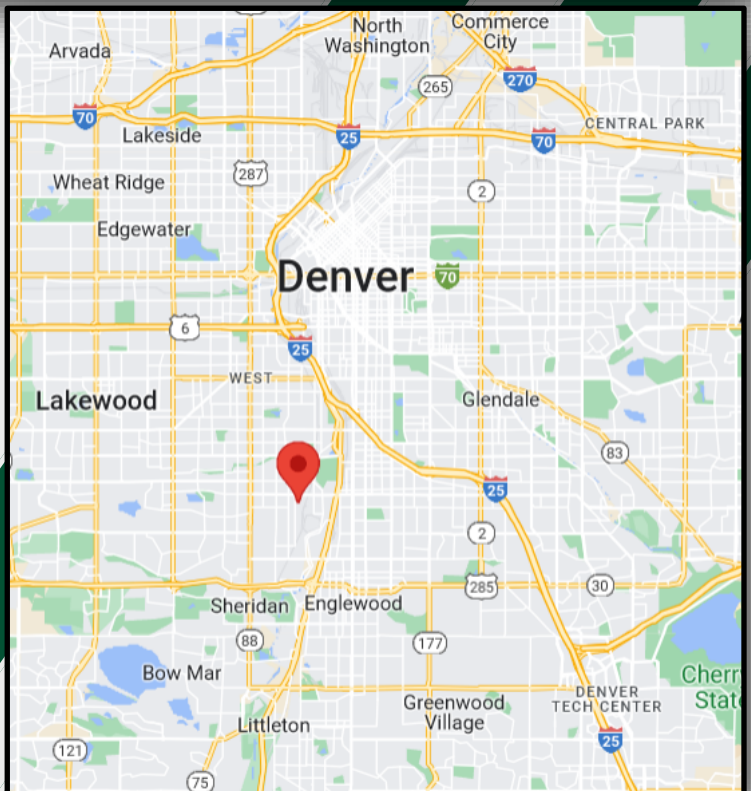


PROPERTY DESCRIPTION:

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:

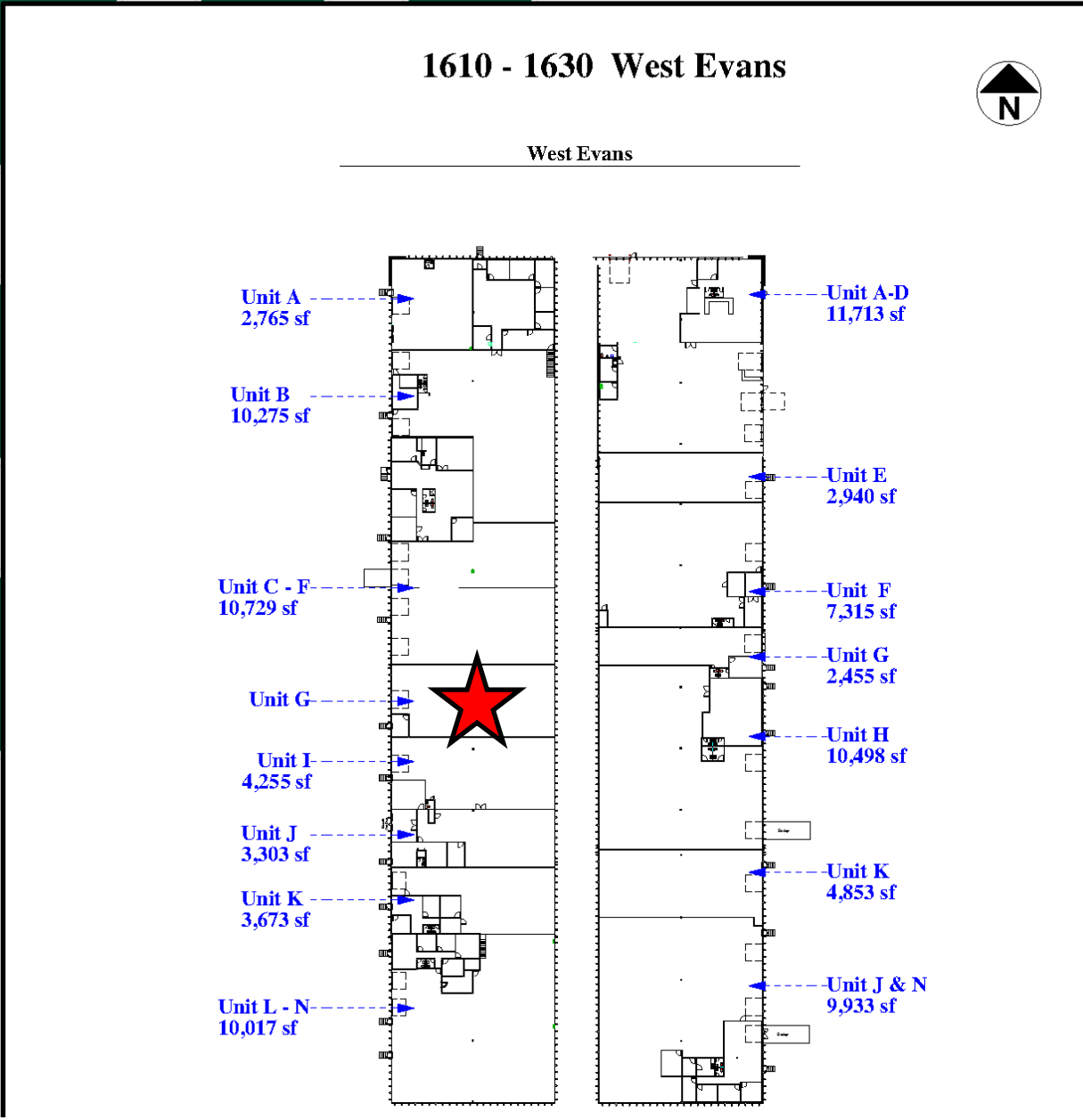
- GREAT VISIBILITY
- DOCK HIGH LOADING
- 18' WAREHOUSE CEILING HEIGHT
- 3 PHASE ELECTRIC



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SPACE AVAILABILITY

Available	Total SQ FT	Loading
Unit G	4,125	Dock High & Drive-In



Brokerage Disclosure



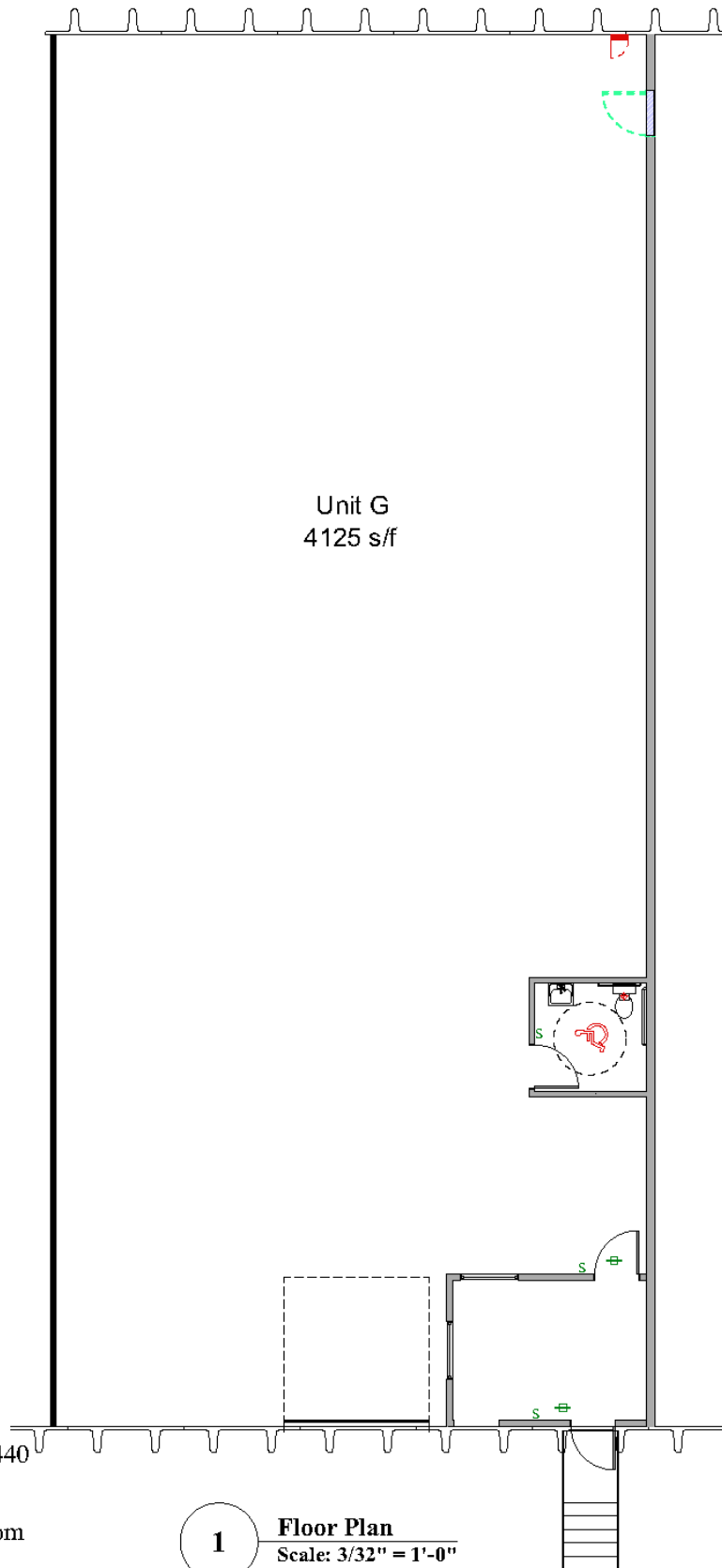
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1630 West Evans



Unit G
4125 s/f



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Floor Plan
Scale: 3/32" = 1'-0"

Date 6/24/20