

**114 HOMESTEAD ROAD  
EVERGREEN 80439**



**BUILDING SPECIFICATIONS**

**MAP**

**PRICE:** \$2,950,000

**LEASE RATE:** \$11.00 - \$14.00 PER SF NNN

**OPEX:** \$0.00 / SF

**BUILDING SF:** 18,464 SF

**MEZZANINE:** (2) - 3,872 SF & 896 SF

**YEAR BUILT:** 2003

**PARKING:** 32 SPACES

**ACCESS:** I-70 & FLOYD HILL



**LOADING:** DRIVE IN (8X10, 10X10, 14X14)

**WATER / SEWER:** WELL & SEPTIC

**ROOF:** 2020 (STEEL)

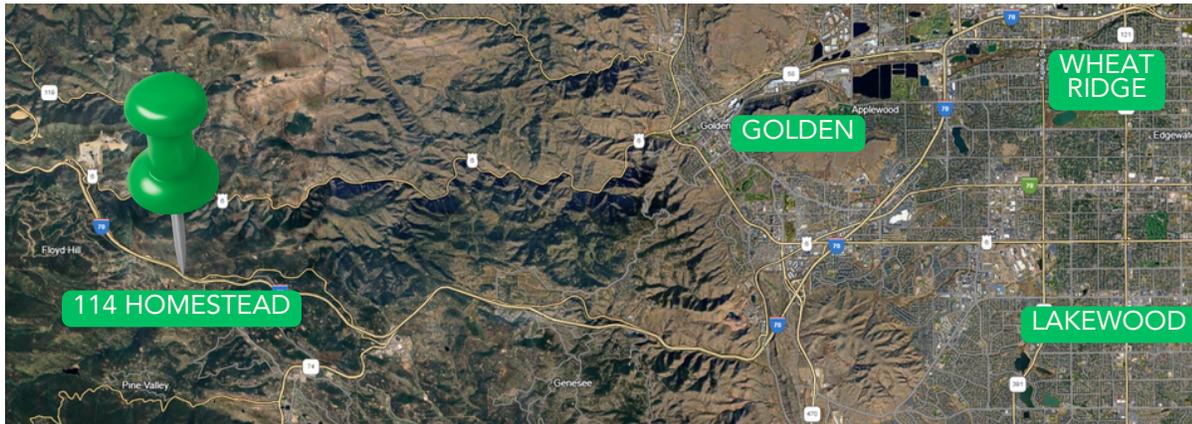
**CLEAR HEIGHT:** 30'

**TAXES:** \$53,262 (2024)

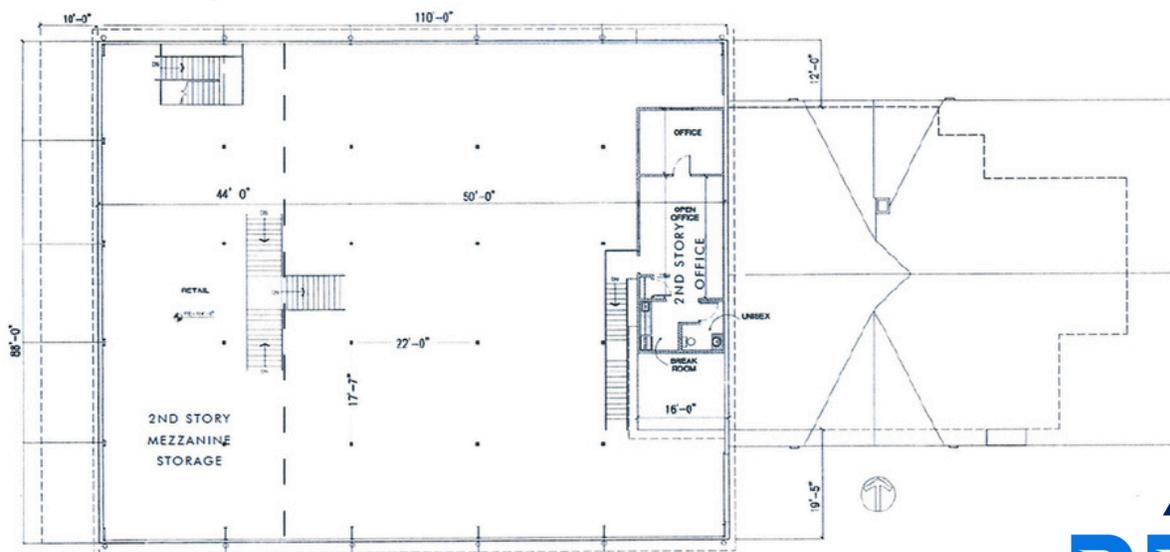
**ZONED:** C-1 (CLEAR CREEK COUNTY)

**LAND ACRES:** 1.13 AC

**POWER:** 400 AMPS - 3PHASE - TBV



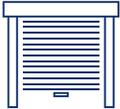
FLOOR PLAN



Nestled in the heart of Evergreen, Colorado, 114 Homestead Rd is a distinctive single-story industrial building offering 18,464 sq ft of versatile warehouse/distribution space. Perfectly positioned on a 1.13-acre parcel zoned C-1 with excellent access to I-70 at the Floyd Hill interchange, this property delivers both functionality and visibility for businesses seeking access to the West Denver submarket.



Expansive Showroom Floor



Strategic Loading Access (3 DI Doors)



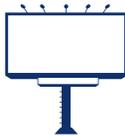
Dual Mezzanine Spaces (can be removed)



Solid Infrastructure (2011 construction)



Single Tenant Opportunity for Complete Control and Branding



Billboard on Property w/ Direct Visibility to I-70 Eastbound

Perfectly balanced between rugged mountain appeal and functional modern design, 114 Homestead Rd is Evergreen's premier flex-showroom asset. Boasting 18,464 sq ft of clean, functional showroom plus mezzanine levels, this property offers a one-of-a-kind opportunity for businesses that want to stand out on the I-70 corridor.

Whether you're in outdoor gear retail, custom auto sales, interior design, or experiential production, this location pairs high-visibility with high-utility. Three drive-in doors handle everything from vehicle display to easy goods flow. Offices overlooking the showroom create an inspired workspace, while the expansive floor invites immersive customer experiences.

Located in a high-traffic commercial corridor at the Floyd Hill interchange with coveted C-1 zoning and close proximity to Evergreen's charming downtown, this property delivers mountain-town character without sacrificing convenience.

