

INDUSTRIAL PROPERTY FOR SALE/LEASE

3805 Carson Avenue
Evans, CO 80620

24 Separately Parceled
Condo Units



LEAD BROKER

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PROPERTY HIGHLIGHTS

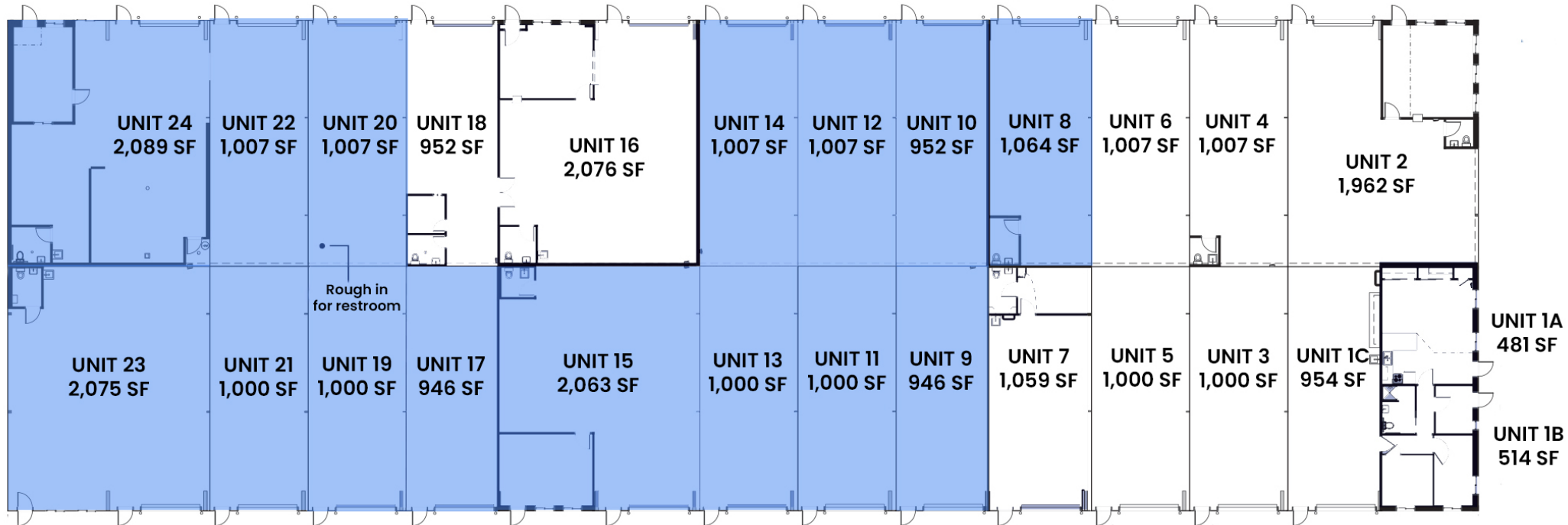
Address:	3805 Carson Avenue, Evans, CO 80620
Sales Price:	\$5,950,000
Lease Rate:	\$14.00-\$17.00/SF NNN
NNN Rate:	\$4.65/SF (Estimated 2025)
Building Size:	30,175 SF
Contiguous SF Available:	946 SF – 18,163 SF
Site Size:	76,230 SF 1.75 AC
Clear Height:	16' – 20'
Loading:	Twenty Four (24) Drive-Ins (12' x 14')
Power:	400 Amp, Single Phase
Year Built:	2004
Zoning:	I-3 (Heavy Industrial)

- Owner-user investment opportunity with in-place income. Ideal for businesses looking to occupy 50+% of the property and offset holding costs, with future expansion opportunity as leases expire.
- Small-bay industrial warehousing offers tenants a much-needed operating size for many small businesses.
- Exceptional features including 16'-20' clear height, fenced yard access and twenty-four (24) drive-ins (12' x 14').
- Flexible building layout which offers dynamic solutions to tenant needs.
- Additional parking and drive-around property access allows for trailers and delivery trucks to access the property.
- Recent landlord improvements include new exterior painting and a new monument sign potentially available to tenants.




Henry Group Real Estate is pleased to present 3805 Carson Avenue, Evans, CO 80620 for sale/lease. This functional industrial flex space is located in the Greeley area of the Weld County submarket which is dominated by the agriculture, oil and gas, trucking and manufacturing industries. The property offers an easy to deconstruct demising wall system which offers unparalleled customization for tenant needs.



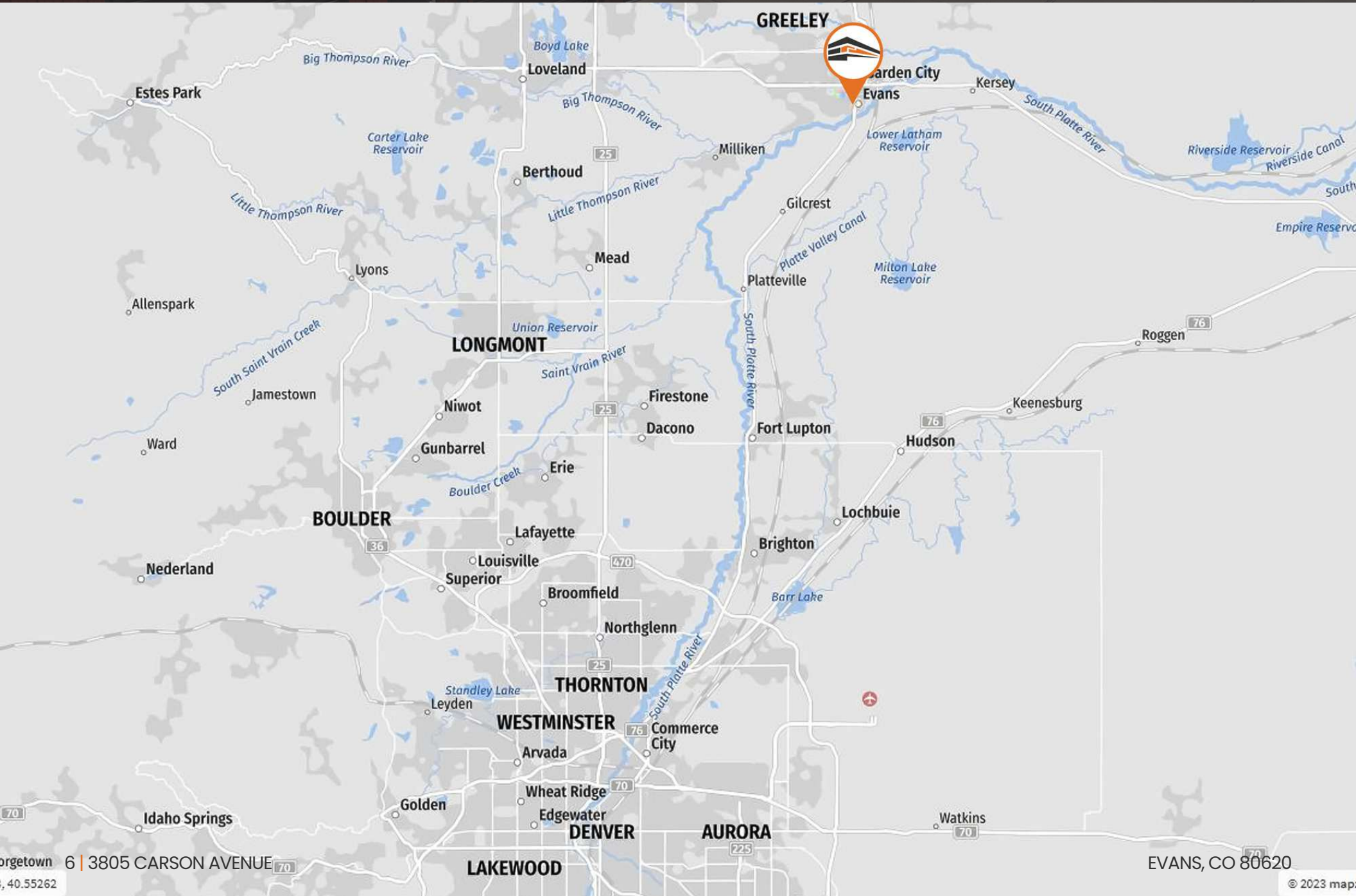


 - Available Now

 - Leased









**ISLAND GROVE REGIONAL PARK**

**DOWNTOWN GREELEY**

**GREELEY-WELD COUNTY AIRPORT**

**TARGET**

**UNIVERSITY OF NORTHERN COLORADO**

**CHICK-FIL-A**

**BEST BUY**

**KING SOOPERS**

**HOME DEPOT**

**WALMART SUPERCENTER**

**GREELEY MALL**

**SAM'S CLUB**



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