



FOR SALE – Industrial with Yard **30495 & 30515 Bryant Drive – Evergreen, CO 80439**

Zoning	I-3, JeffCo
Square Ft	6,833 SF (+400sf shed)
Clear Ht	15' +
Power	200A 120/480V 3P (tbv)
Loading	3x 8' /3x 10'/ 12' Drive In
Acres	1.66 Acres
YOC	1974
Taxes	\$23,539.74 (2024)

Property Features

- Heavy Industrial Zoning
- Large Secured Yard
- Drive thru Bay
- Functional Yard Circulation
- Two electric Services – 3P
- 2 Story Office with Shower
- Unincorporated JeffCo
- 7 Drive In Doors

\$1,975,000

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COMMERCIAL REAL ESTATE ADVISORS



LARGE OUTSIDE STORAGE YARD – SECURED



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303-945-1335

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ACCESS FROM EAST AND WEST SIDES OF SHOP





LARGE DRIVE AISLES



LARGE SECURED YARD AND YARD OFFICE + SHED

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I-70 9 min
285 20 min



Bryant Drive