



INDUSTRIAL BUILDINGS AND YARD LEASE

Lease: Varies by space, NNN: Varies by space

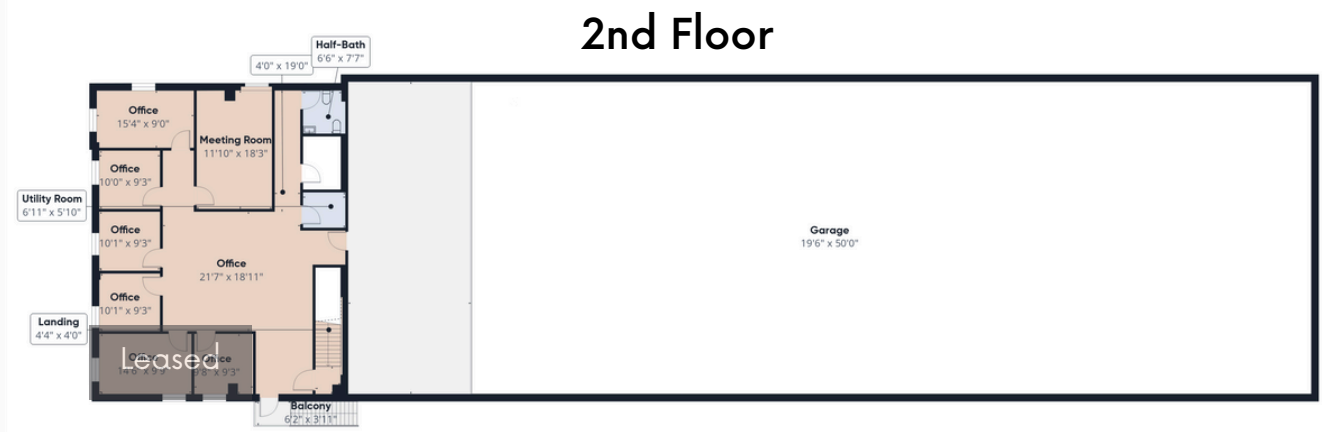
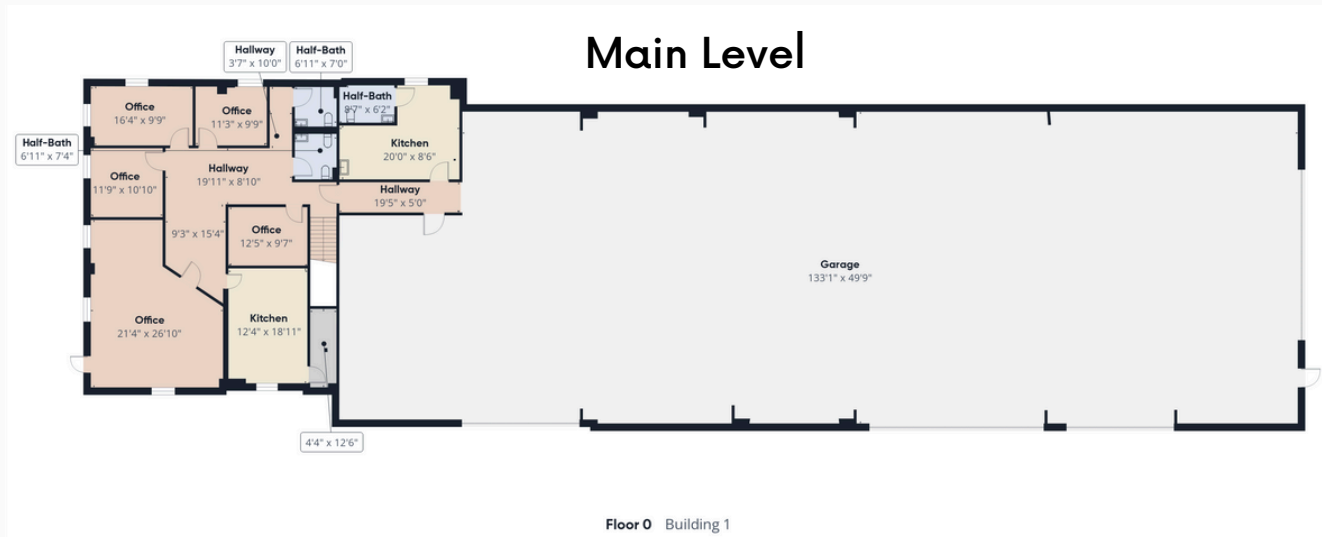
1400 42nd St, Evans CO 80620

Prime industrial opportunity with unbeatable location near Hwy 85 in Evans! This property offers two large warehouses, one with two 15 ton cranes and oversized doors, ideal for the oil industry or manufacturing, along with dedicated office space to support your operations. A massive 110,000 sq ft fenced storage yard provides ample room for equipment, materials, and vehicles. Five access points for easy large vehicle access. Easy highway access to HWY 85 and HWY 34 ensures efficient logistics and connectivity to regional and interstate routes.

Property Features

- ✓ Large warehouse with two 15 ton cranes, heat and ventilation
- ✓ Three oversized doors for large equipment
- ✓ 110,000 sq ft storage yard
- ✓ Over 18,000 sq ft available
- ✓ Lot Size: ~ 5 Acres
- ✓ Zoning: Light Industrial
- ✓ 20 Parking spaces
- ✓ Quick access to HWY 85 and HWY 34

13,600 SQFT | Warehouse | 4,000 sqft Office Space | 4 Restrooms | 2 Stories with Mezzanine



Lease Breakdown

Office Space: \$15.00 a sqft (approximately 4,600 sqft between the two buildings)

Warehouse: \$13.00 a sqft (9,600 sqft)

Yard storage: \$1.00 a sqft (110,000 sqft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on ANSI-Z765 standard.

GIRAFFE360

5,600 SQFT Welding Shop with Office Space and Covered Outside Work Space

LEASED Secondary Building



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GIRAFFE**360**

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PARKING & STORAGE LOT

Parking Spaces and Storage Lot

This property includes **20 convenient on-site parking spaces**, and approximately **5 acres of storage yard** (outlined in red)



LOCATION

Close Proximity to HWY 85 and HWY 34

The property is located with-in 2 blocks of HWY 85 making **quick access** points to Colorado Highway 85 and Colorado Highway 34 .

