

FOR SALE OR FOR LEASE

Listed for \$595,000 (\$177/SF)

R&D Flex Commercial Condo

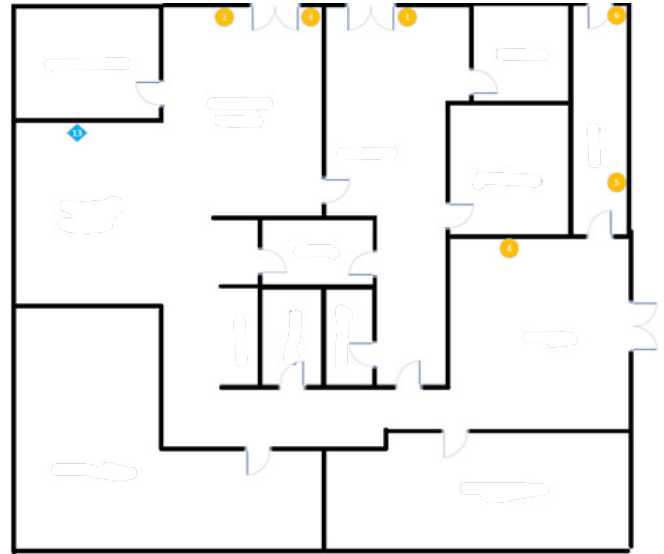
35715 U.S. Highway 40, Unit D203-D204 | Evergreen, CO 80439



SELLER FINANCING AVAILABLE

Property Details

List Price	\$595,000
Lease Rate	\$13.65 SF/NNN
Building Size	3,311 SF
Power	200A / 3 Phase / 120 - 208V
Property Taxes	\$13,050.12 (2025)
YOC/Year Renovated	1997/2010



Located in Floyd Hill Business Park



GMP Food Grade manufacturing space



Open floorplan



Flexible Zoning



Ample parking for employees and visitors



Kitchenette

For more information, please contact: _____

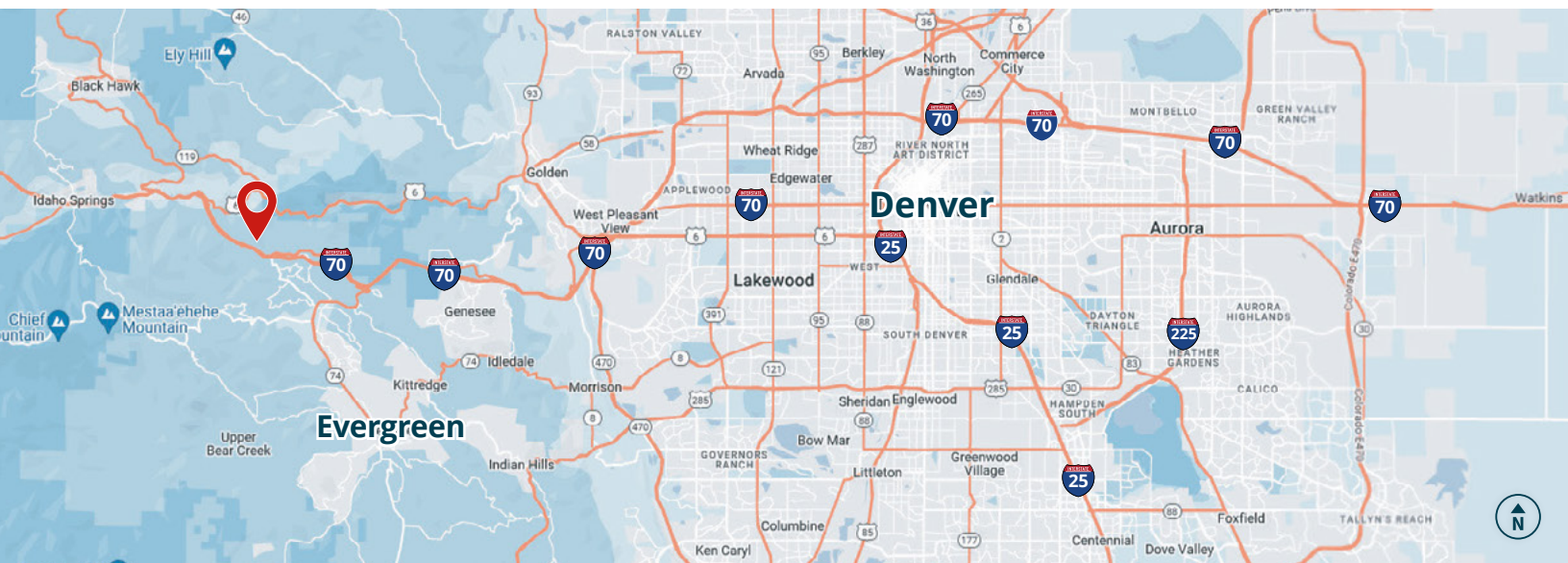
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