



FOR SALE AND LEASE
\$1,200,000 | NEGOTIABLE NNN

FLOYD HILL BUSINESS PARK

35715 U.S. 40, UNITS D-101-104

Evergreen, CO 80439



AVAILABLE SF

6,184 SF



BUILDING SF

29,272 SF



LOT SIZE

3.09 ACRES

PROPERTY DESCRIPTION

Four (4) first floor R&D Flex Commercial Condo units totaling 6,184 SF for sale or lease in the Floyd Hill Business Park.



YEAR BUILT

1997



PARKING

AMPLE



NNN EXPENSES

\$10.52/SF

PROPERTY HIGHLIGHTS

- R&D flex commercial condos for sale or lease
- Located in the Floyd Hill Business Park
- Currently a CBD/Cannabis processing facility
- Open floor plan supports a multitude of uses
- Flexible zoning, PD-Clear Creek County
- Generous Parking for employees and visitors

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LOCATION MAP



BRANDON GOUKER

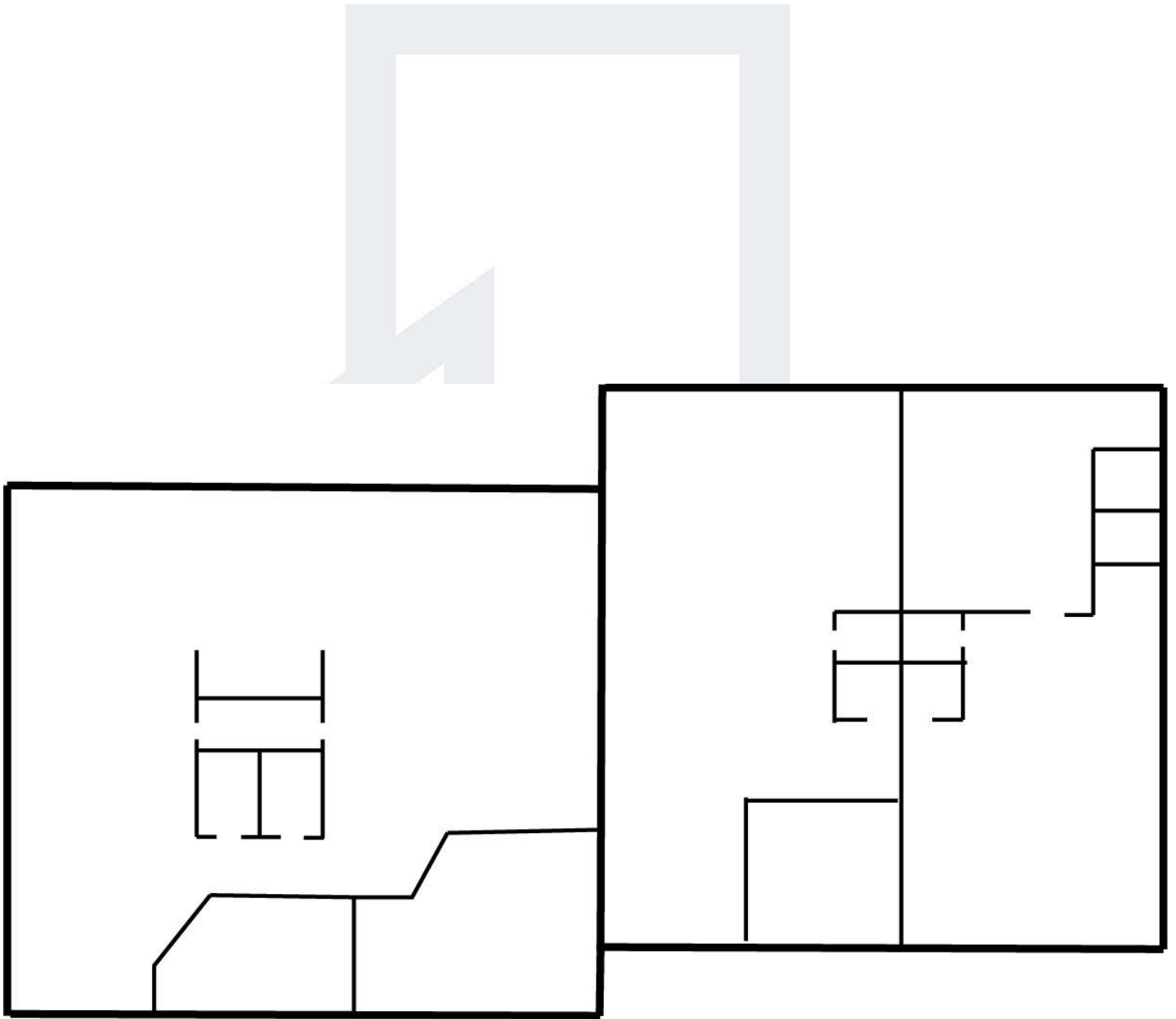
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FLOOR PLAN



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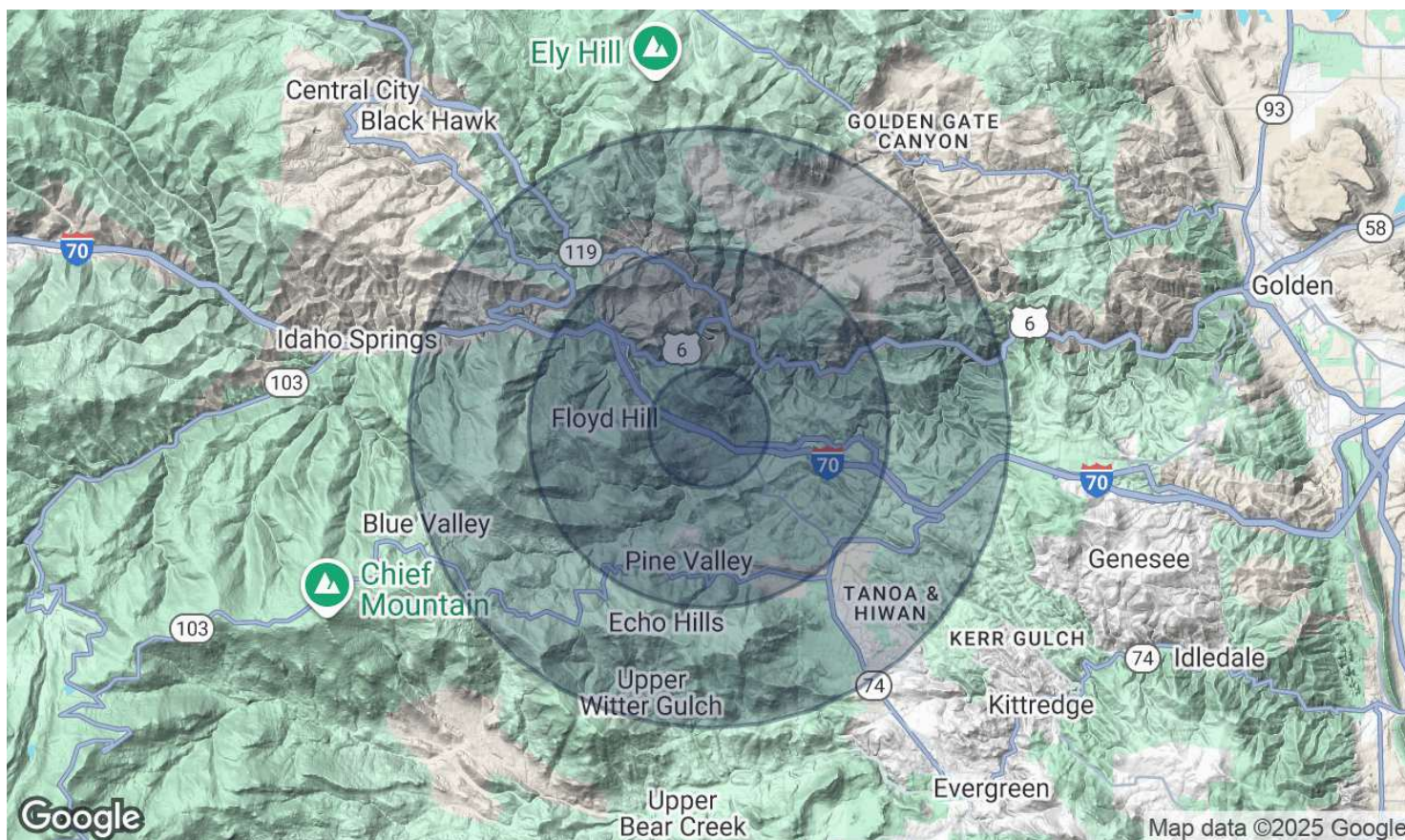
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	457	2,706	7,503
Average Age	47	46	47
Average Age (Male)	47	46	46
Average Age (Female)	46	46	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	201	1,086	3,023
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$204,050	\$227,946	\$217,213
Average House Value	\$961,654	\$1,151,302	\$1,132,836

Demographics data derived from AlphaMap

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