



CUSHMAN &
WAKEFIELD

FOR SALE OR LEASE

SALE PRICE: \$10,000,000 (\$215/SF)

LEASE RATE: \$17.00/SF NNN

46,543 SF OFFICE & WAREHOUSE FACILITY

9.70 ACRES

4000

BURLINGTON AVENUE
EVANS, COLORADO



DISCLAIMER

4000

**BURLINGTON AVENUE
EVANS, COLORADO**



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EXECUTIVE SUMMARY

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BURLINGTON AVENUE
EVANS, COLORADO

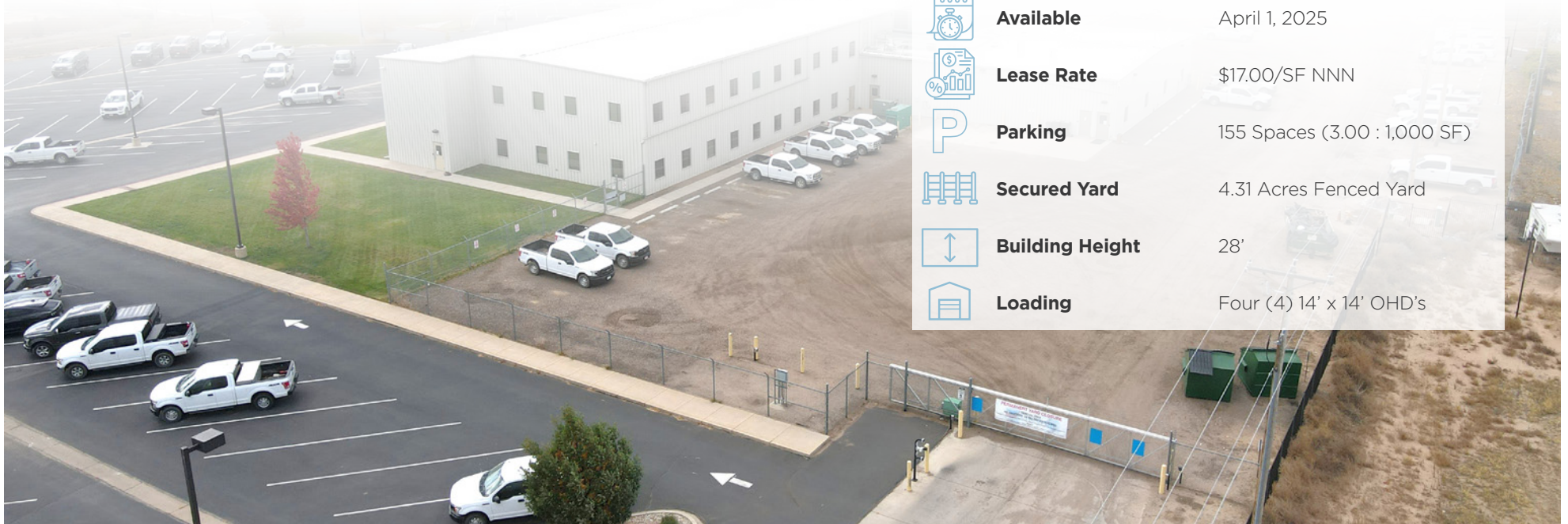
Cushman & Wakefield, as the exclusive advisor, is pleased to present an exceptional opportunity to acquire a 46,543 square foot office and warehouse facility set on approximately 9.70 acres.

Located in Evans, Colorado, near the intersection of State Highways 85 and 34, the property offers convenient access to the entire Front Range. Evans is adjacent to Greeley, Colorado, home to the University of Northern Colorado and a substantial workforce. Positioned just 45 miles north of Denver International Airport, the property is ideal for frequent business travelers and is only a 60-minute drive from Downtown Denver, enhancing its appeal as a central, accessible location.

PROPERTY DETAILS

4000 Burlington Avenue / Evans, Colorado

	Net Leasable Area	46,543 SF
	Year Built	2012
	Site Area	9.70 Acres
	Zoning	I-3, Heavy Industrial District
	Asking Price	\$10,000,000
	Available	April 1, 2025
	Lease Rate	\$17.00/SF NNN
	Parking	155 Spaces (3.00 : 1,000 SF)
	Secured Yard	4.31 Acres Fenced Yard
	Building Height	28'
	Loading	Four (4) 14' x 14' OHD's



PROPERTY HIGHLIGHTS

4000

BURLINGTON AVENUE
EVANS, COLORADO

BUILDING CONSTRUCTION

This building was originally a built-to-suit for Anadarko Petroleum Company in 2012. The 46,543 square foot facility includes a two-story, 40,543 square foot office building with a 6,000 square foot warehouse. Situated on a spacious 9.70 acre lot, the property includes 155 paved parking spaces and a fenced 4.31 acre outdoor storage area. Constructed with a durable steel frame on a slab-on-grade foundation and featuring a gabled roof, the building was thoughtfully designed with future flexibility in mind. Although tailored for Anadarko, the developer incorporated features to allow for versatile use, making it suitable for repurposing office to warehouse space or expanding the structure within the ample site footprint.



EXPANSION OPPORTUNITY

The Property consists of 9.70 acres allowing the opportunity for expansion if desired.

ZONING FLEXIBILITY

This Property sits in the I-3 (Heavy Industrial District) Zoning District in the City of Evans. I-3 is the heaviest industrial zoning granted by the City of Evans giving flexibility for numerous uses / industries to occupy and operate their business.



LOCATION

4000

BURLINGTON AVENUE
EVANS, COLORADO

LOCATION

This Property is located in the heart of Weld County in Evans, Colorado. Situated off of 42nd Street and Highway 85. The Property is in close proximity to downtown Greeley. Centrally located on Highway 85, half way between Denver, Colorado and Cheyenne, Wyoming.

DRIVE TIMES

Fort Collins

47 MINS

Cheyenne, WY

69 MINS

Loveland

37 MINS

DIA

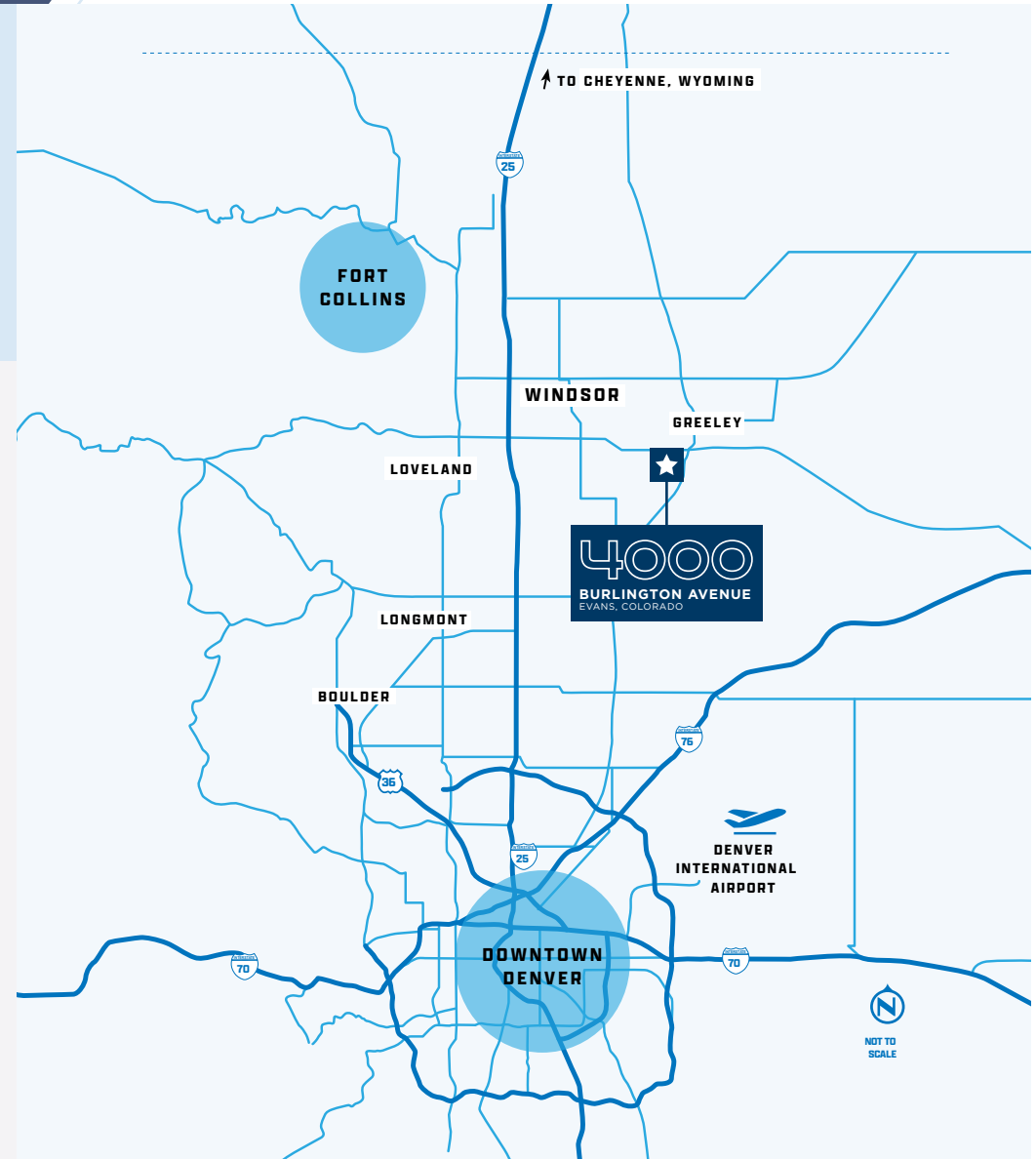
56 MINS

Greeley

7 MINS

Downtown Denver

68 MINS



BUILDING SPECIFICATIONS

4000

BURLINGTON AVENUE
EVANS, COLORADO



BUILDING SPECIFICATIONS

ADDRESS

4000 Burlington Avenue
Evans, Colorado 80620

YEAR BUILT

2012

COUNTY

Weld County, Colorado

SITE AREA

9.70 Acres

ZONING

I-3, Heavy Industrial District

ACCESS

Access to the Property via 42nd Street and Burlington Avenue. This Property is located next to Highway 85.

PARKING

155 Surface parking spaces
3.00 : 1,000 SF Parking ratio

LAYOUT

40,543 SF Office space
6,000 SF Warehouse space

OFFICE CLASS

Class B

CONSTRUCTION

STRUCTURE

Steel construction with slab on grade

ROOF

Gable roof

UTILITIES

ELECTRIC

Xcel Energy

GAS

Atmos Energy

WATER/SEWER

City of Evans



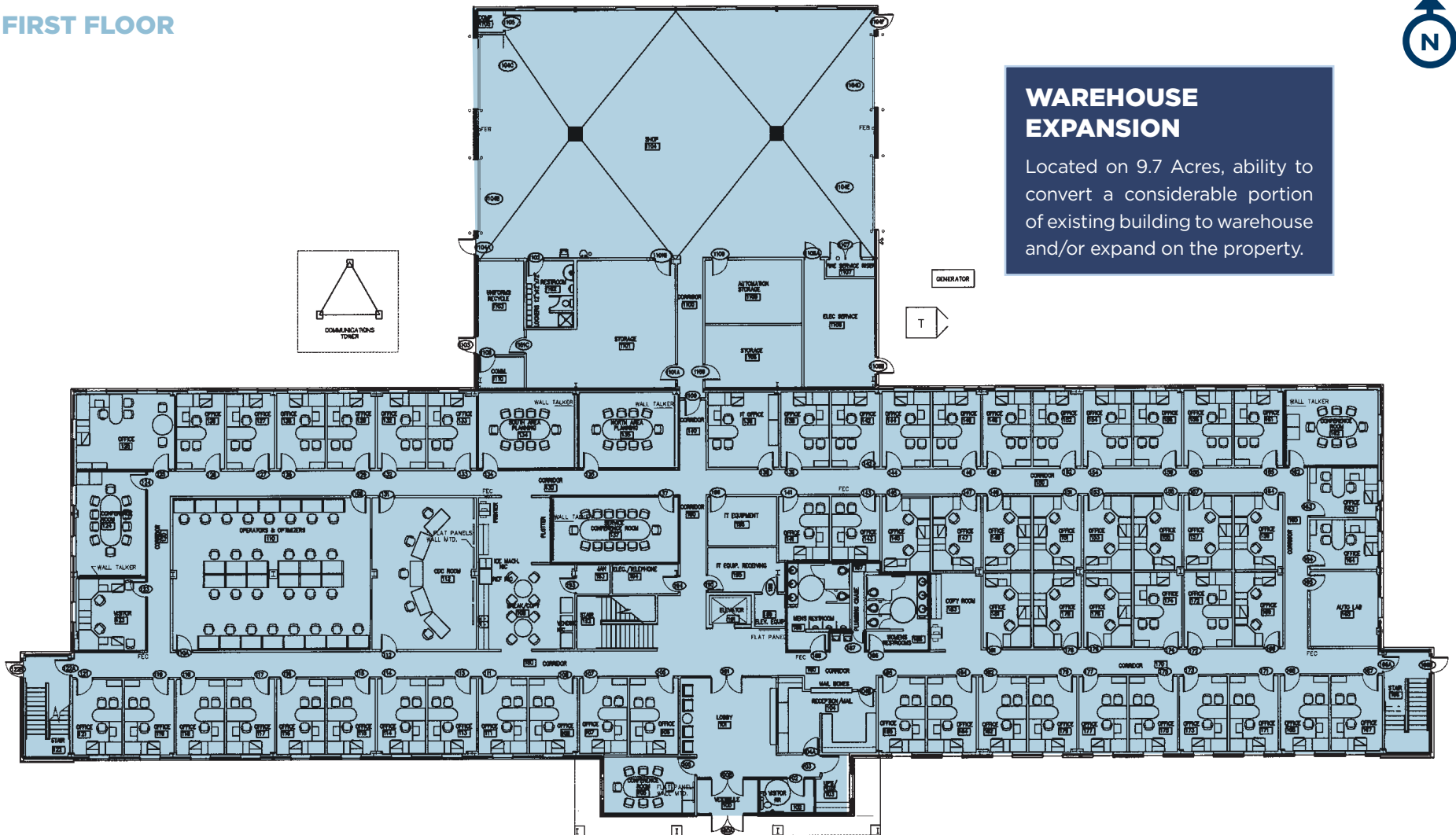
FLOOR PLAN

FIRST FLOOR



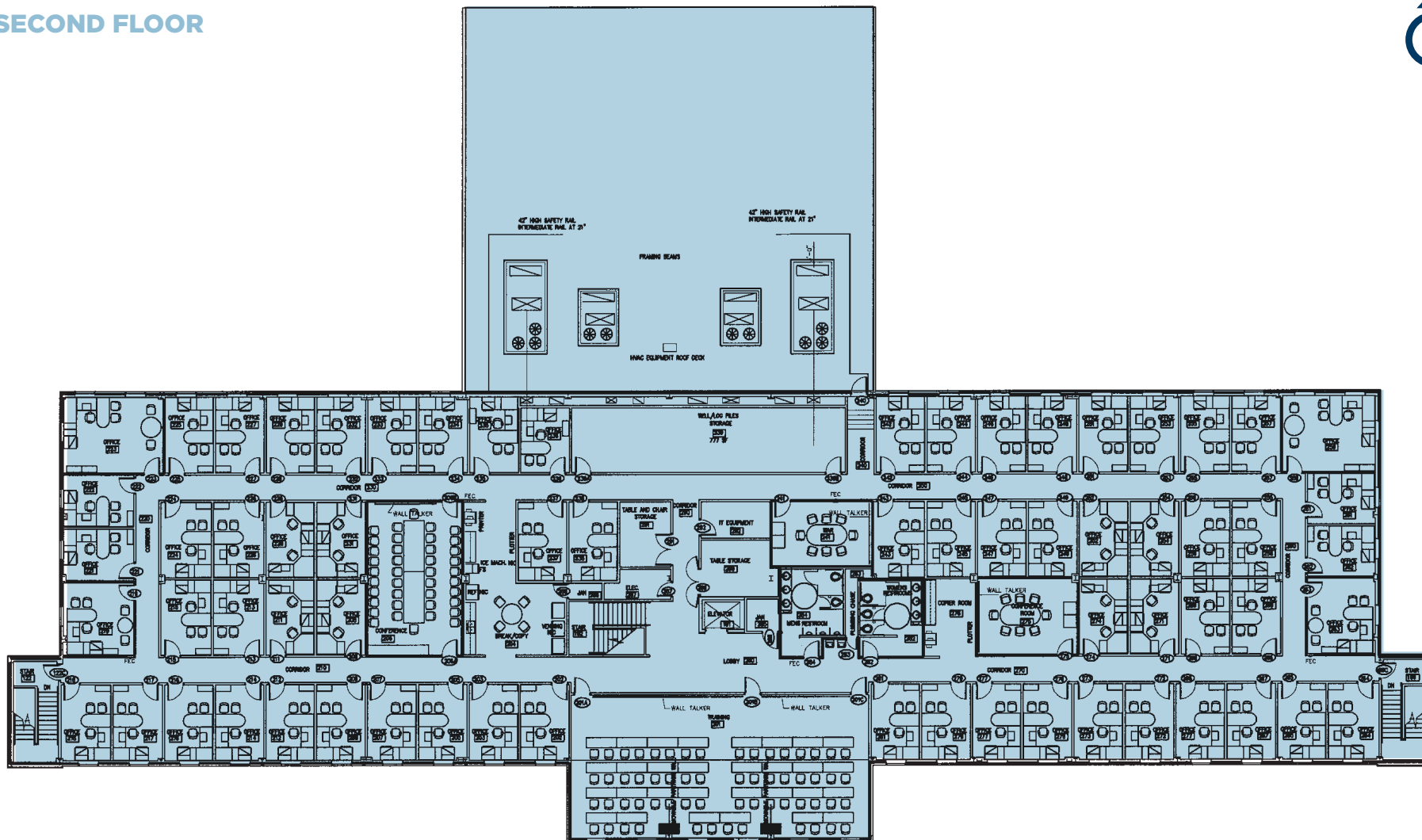
WAREHOUSE EXPANSION

Located on 9.7 Acres, ability to convert a considerable portion of existing building to warehouse and/or expand on the property.

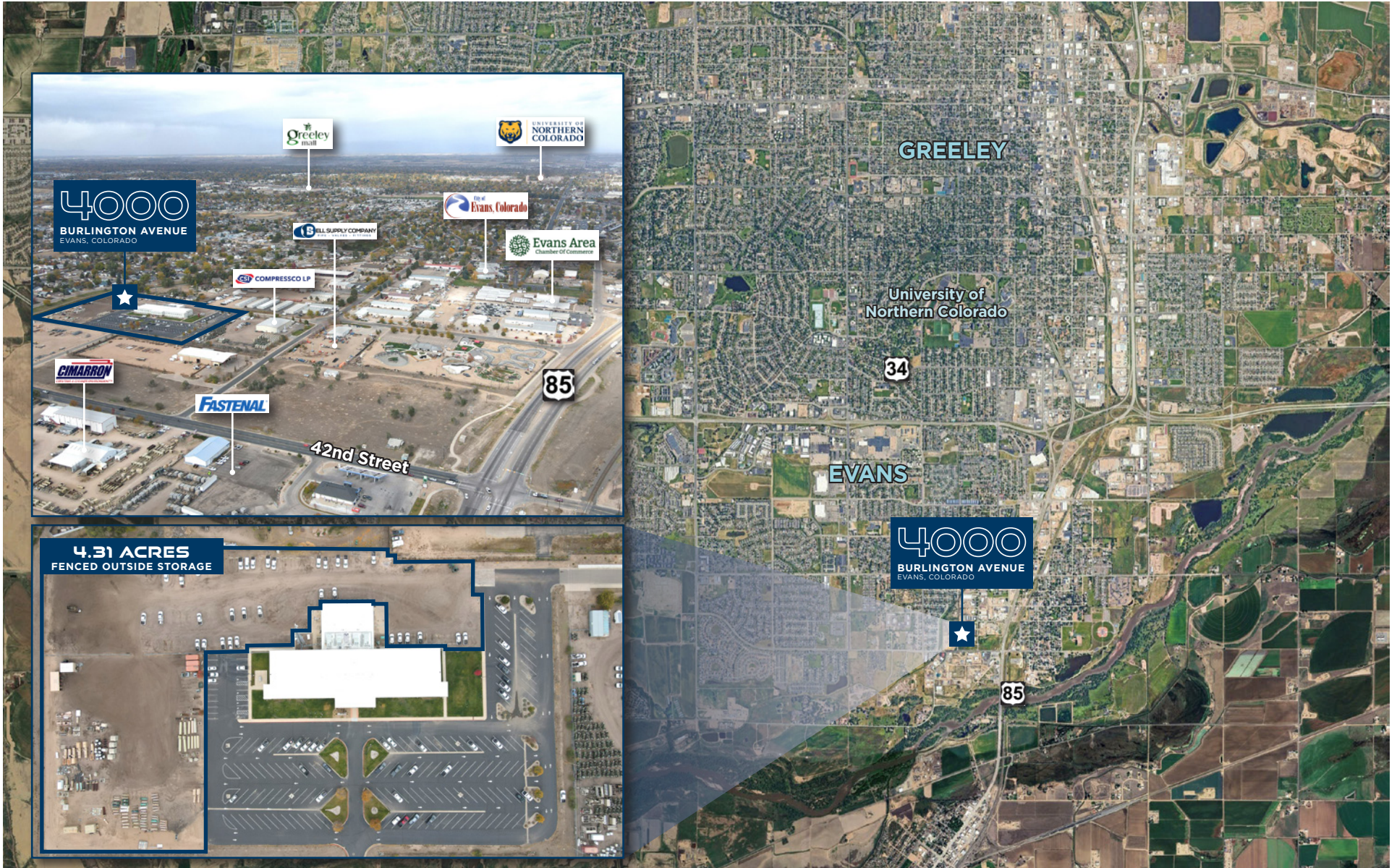


FLOOR PLAN

SECOND FLOOR



BUILDING SPECIFICATIONS



LOCATION & MARKET OVERVIEW

4000

BURLINGTON AVENUE
EVANS, COLORADO

WELD COUNTY

Welcome to beautiful Weld County — home to 32 incorporated municipalities, including growing cities, charming towns, thriving businesses and thousands of acres of prime agricultural land.

Oil and gas activity has occurred for decades in Weld County, which is located in the Denver—Julesburg Basin and sits above the Wattenberg Field.

The discovery in 1970 of the Wattenberg Field, which extends from southern Wyoming and the Nebraska panhandle down along much of the Colorado Front Range, initiated the first true oil boom in Weld County. Oil and gas production within the county continued at a steady pace for several decades. Then, in 2009, a horizontally drilled well (called the Jake well) surprised the oil industry by producing 50,000 barrels of oil in 90 days.

Horizontal drilling has brought new life to the energy industry in Weld County, and today, Weld has more oil and gas wells than any other county in the state, approximately 23,000. The positive economic impact oil and gas has had on the county has been tremendous. Schools, fire districts, libraries as well as county and municipal governments all benefit from the energy industry.

In addition to agriculture and energy, Weld County is also home to thriving businesses - large and small. County government has a proven track record of working with business and industry; not creating obstacles. Major employers in the area include: JBS USA, Leprino Foods, Aurora Organic Dairy, Anadarko Petroleum, Noble Energy, Halliburton Energy Services, Vestas Blades, Banner Health, Carestream Colorado, J. M. Smuckers and State Farm Insurance.

Weld County's location make it an ideal spot as well, as Denver, Cheyenne, DIA and Rocky Mountain National Park are just an hour's drive from the county seat.

Source: weld.gov

GROWTH IN WELD COUNTY

Weld County's population was one of the fastest growing counties in the nation during the past decade, with an average annual growth rate of 3.7%, twice the statewide average. With a diverse economic base, there is a broad range of businesses and industries which include agriculture, oil and natural gas, renewable energy, manufacturing and services, all with easy access to regional transportation corridors to support these industries.

There are a range of economic incentives, enterprise zones and loan programs to assist new and existing businesses. Weld County is the only county in Colorado that is debt free.



2024 Total Population

368,063



Median Household Income

\$96,627



2024 Households (HH)

128,619



Median Age

35.4

MAJOR WELD COUNTY EMPLOYERS





4000

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