

STORAGE & WAREHOUSE FOR LEASE



New Tenant Finishes and Motivated Ownership!



**SHIFT
APEX**

SHIFT APEX

3805 Carson Avenue, Evans, CO 80620

Total Available Space to 1,962 SF – 16,066 SF
Lease Rate: \$12.00-\$16.00/SF NNN



HENRY GROUP
REAL ESTATE

CJ Toohey Broker Associate | cj@henrygroupe.com | 925.872.9242
Boston Weir Principal | Boston@henrygroupe.com | 303.327.9753

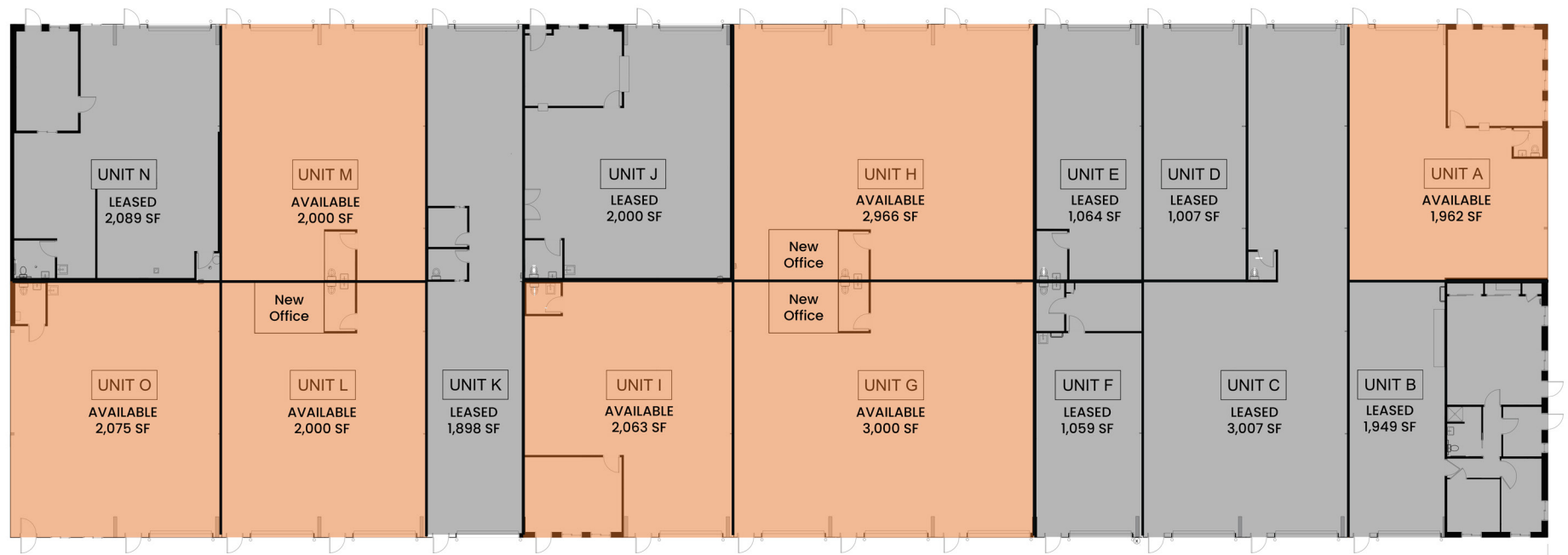
Henry Group Real Estate is pleased to present Shift Apex, 3805 Carson Avenue, Evans, CO 80620 for lease. This functional industrial flex space is located in the Greeley area of the Weld County submarket which is dominated by the agriculture, oil and gas, trucking and manufacturing industries. The property offers an easy to deconstruct demising wall system which offers unparalleled customization for tenant needs.

Property Name:	Shift Apex
Address:	3805 Carson Avenue, Evans, CO 80620
Lease Rate:	\$12.00-\$16.00/SF NNN
Total Space Available:	1,962 SF – 16,066 SF
NNN Rate:	\$5.67/SF (Estimated 2026)
Building Size:	30,175 SF
Site Size:	76,230 SF 1.75 AC
Clear Height:	16' – 20'
Loading:	Twenty Four (24) Drive-Ins (12' x 14')
Power:	400 Amp, Single Phase
Year Built:	2004
Zoning:	I-3 (Heavy Industrial)



New tenant finishes included bathrooms, offices, monument sign, and exterior paint.

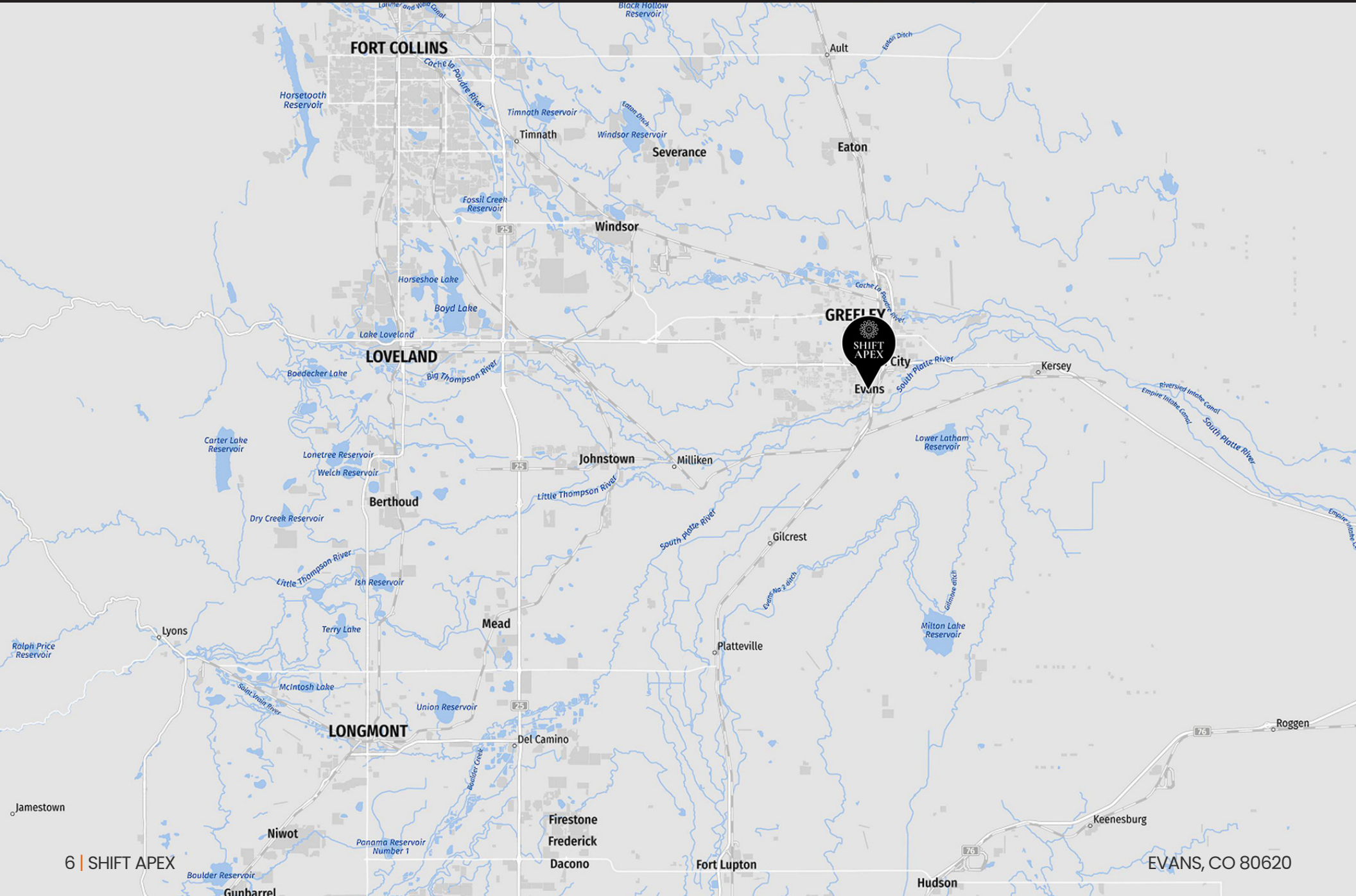
- Small-bay industrial warehousing offers tenants a much-needed operating size for many small businesses.
- Exceptional features including 16'-20' clear height, fenced yard access and twenty-four (24) drive-ins (12' x 14').
- Flexible building layout which offers dynamic solutions to tenant needs.
- Additional parking and drive-around property access allows for trailers and delivery trucks to access the property.

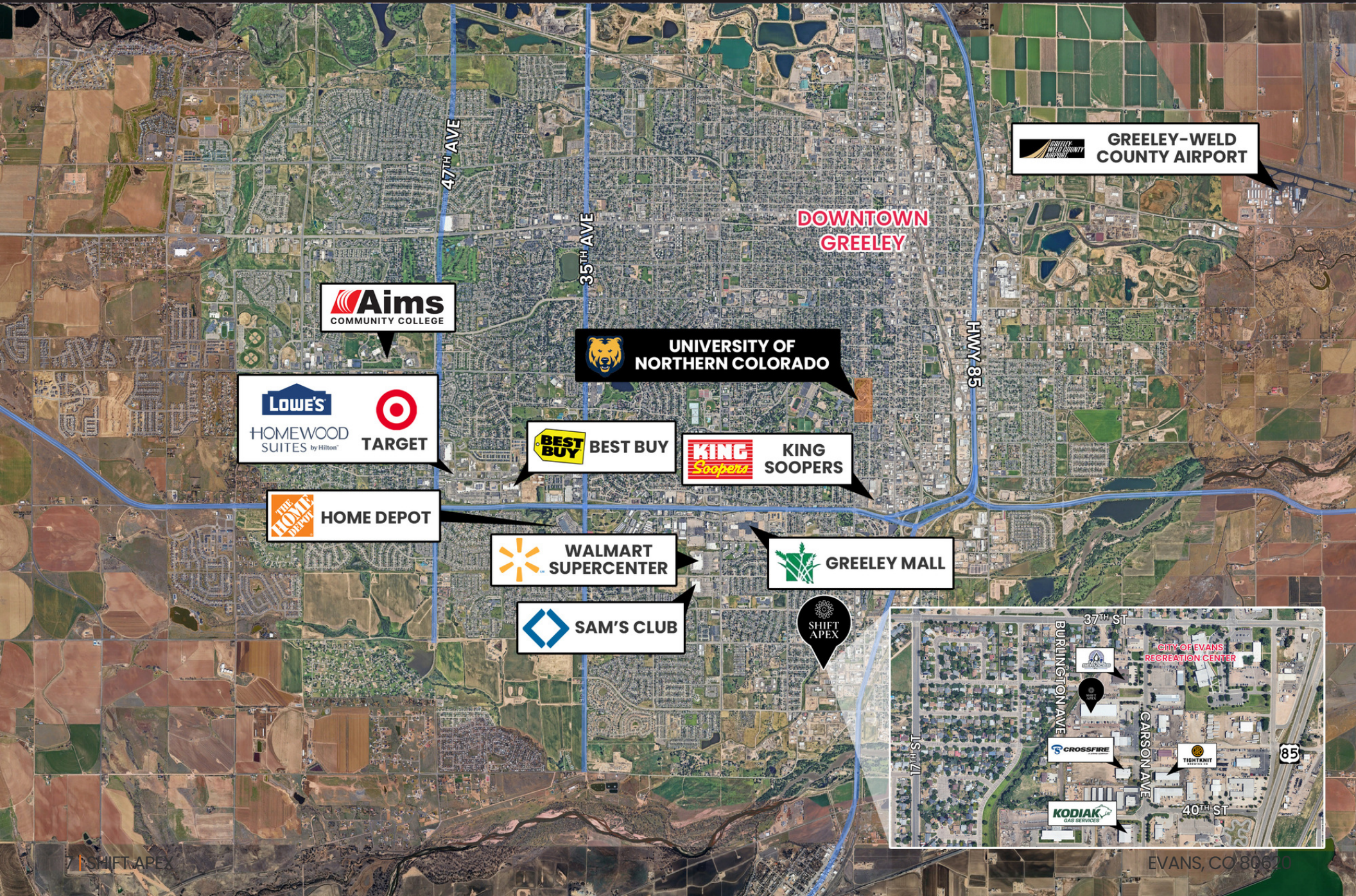


- LEASED
 - AVAILABLE









GREELEY-WELD COUNTY AIRPORT

DOWNTOWN GREELEY

Aims
COMMUNITY COLLEGE

UNIVERSITY OF NORTHERN COLORADO

LOWE'S
HOMEWOOD SUITES by Hilton
TARGET

BEST BUY

KING SOOPERS

HOME DEPOT

WALMART SUPERCENTER

GREELEY MALL

SAM'S CLUB

SHIFT APEX



EVANS, CO 80620

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Henry Group LLC d/b/a, Henry Group Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Henry Group LLC d/b/a, Henry Group Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Henry Group LLC d/b/a, Henry Group Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Henry Group LLC d/b/a, Henry Group Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Henry Group LLC d/b/a, Henry Group Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com