

INDUSTRIAL FOR LEASE

1820-1840 W Evans Ave. | Englewood, CO 80110



LEASE RATE
\$11/SF NNN



EST NNN
\$8.00/SF



SPACE AVAIL.
10,576 SF



ZONING
MU-B-2

SUMMARY

1820-1840 W Evans is a great opportunity to lease a premium flex warehouse in one of Englewood's most accessible commercial corridors. This 10,576 SF two-story building includes 4,000 SF of functional warehouse space with 20-ft clear ceiling heights, dock-high and drive-in loading, paired with approximately 6,500 SF of high-quality office and showroom build-out. Situated on West Evans Avenue with 30,335 vehicles per day, the property offers exceptional visibility and branding opportunity. Minutes from Santa Fe Blvd (US-85), I-25, and US-285, tenants benefit from seamless regional connectivity across the entire South Denver metro. Zoned MU-B-2, the property accommodates a wide range of uses.

HIGHLIGHTS

- 4,000 SF of 20' high clear warehouse
- Multiple access points via two 12'x10' drive in doors, one 12'x 10' dock high door, and one 10'x10' dock high door
- High quality office build out with multiple ADA restrooms, nine individual offices, and additional cubical and conference room space
- Located on W Evans less than a mile from the Evans and Santa Fe Intersection

NORTHPEAK TEAM

DREW WILLIAMS

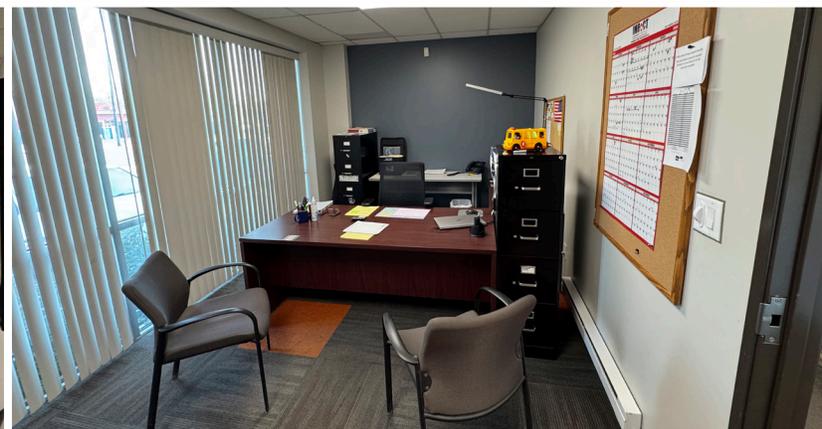
Advisor

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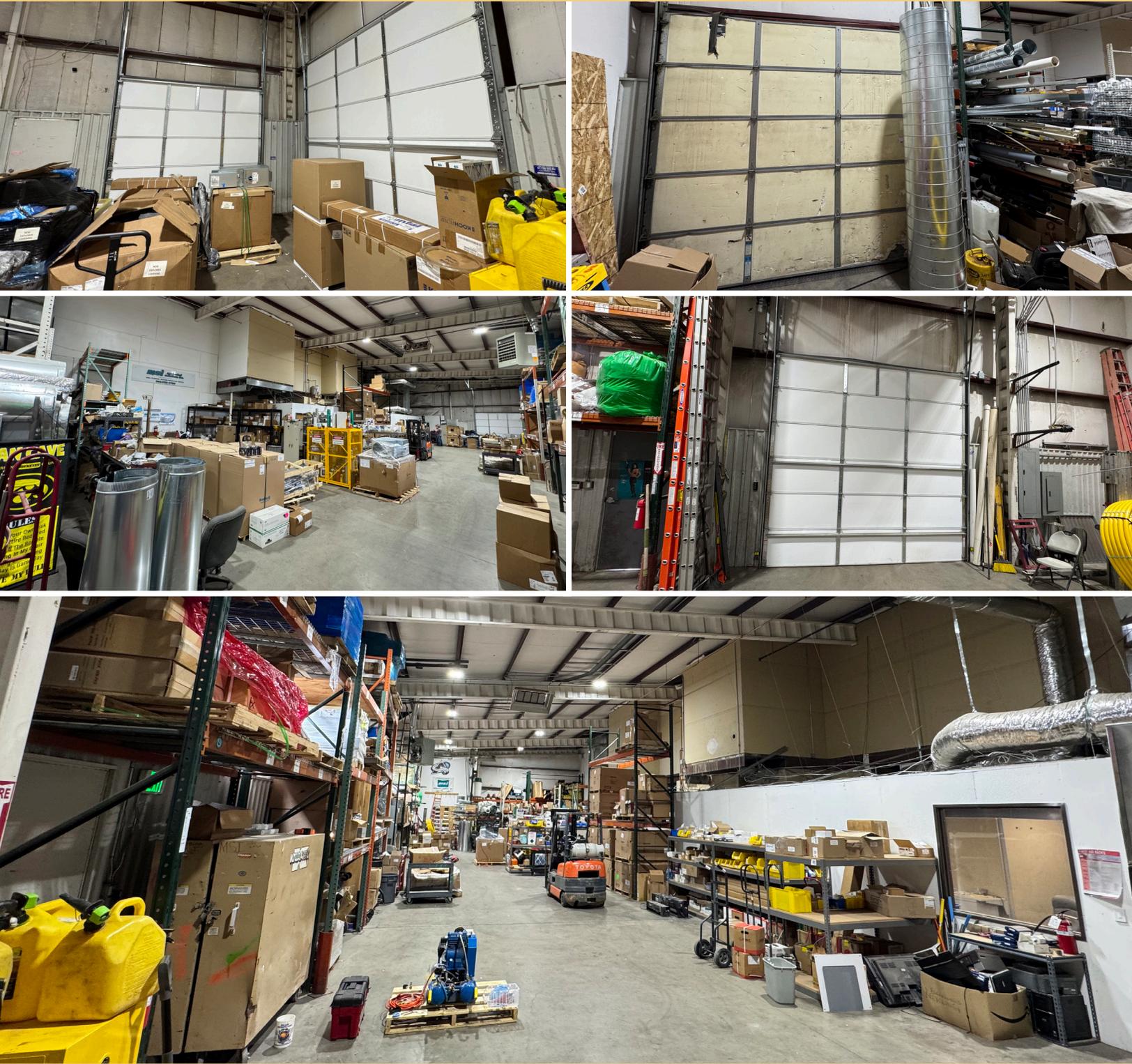
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NORTHPEAK[®]
COMMERCIAL ADVISORS

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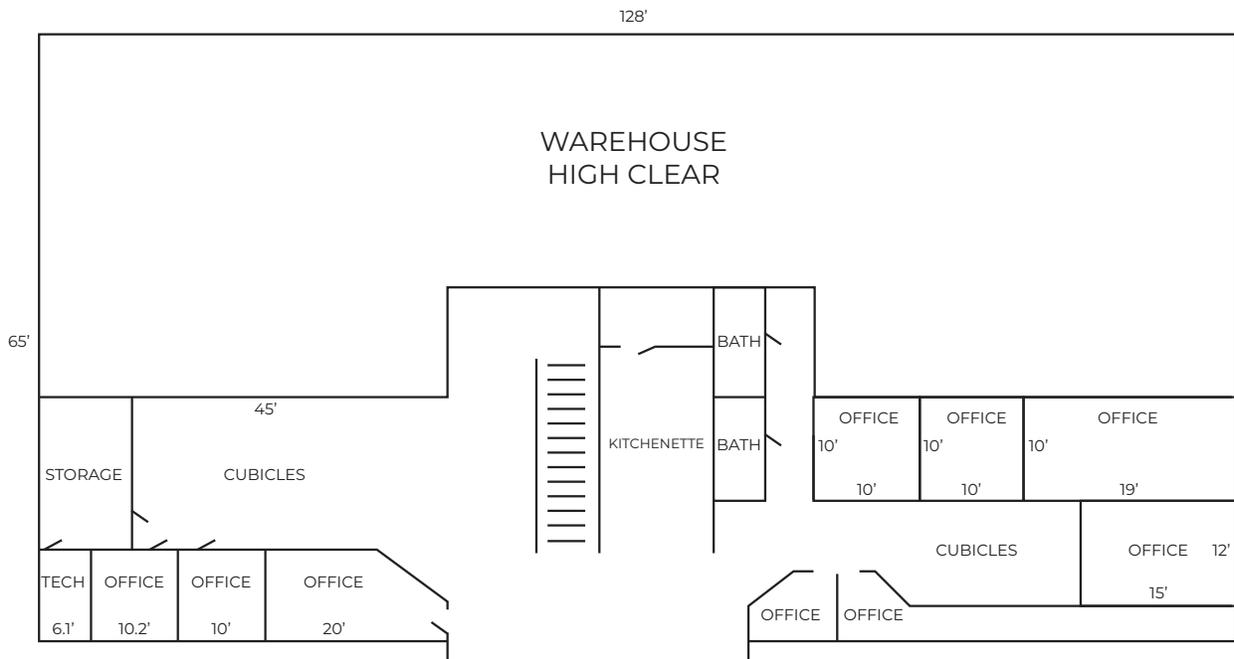
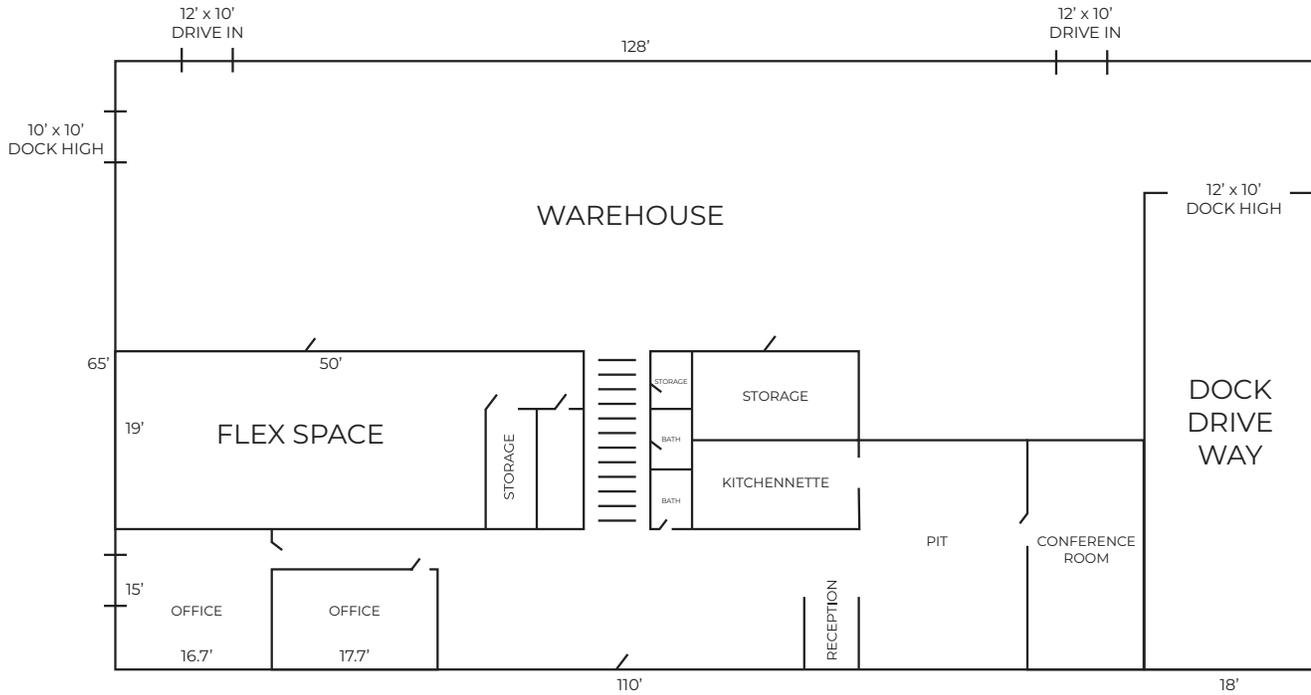
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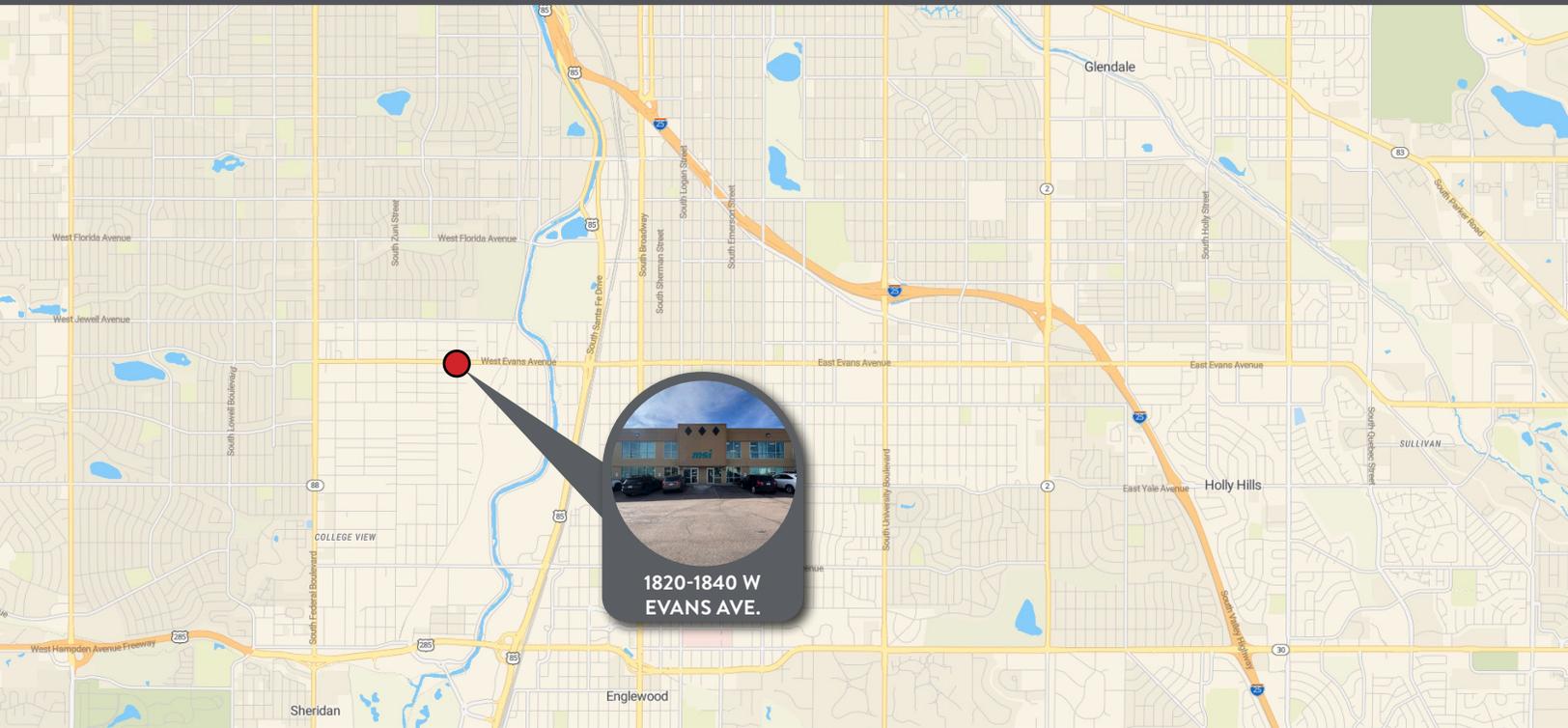
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