

INDUSTRIAL PROPERTY FOR SALE/LEASE

3805 Carson Avenue
Evans, CO 80620



BROKER BONUS!

5% Tenant Rep Broker Fee on New Leases Signed
for 2 or More Units by Q1 2025!



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PROPERTY HIGHLIGHTS

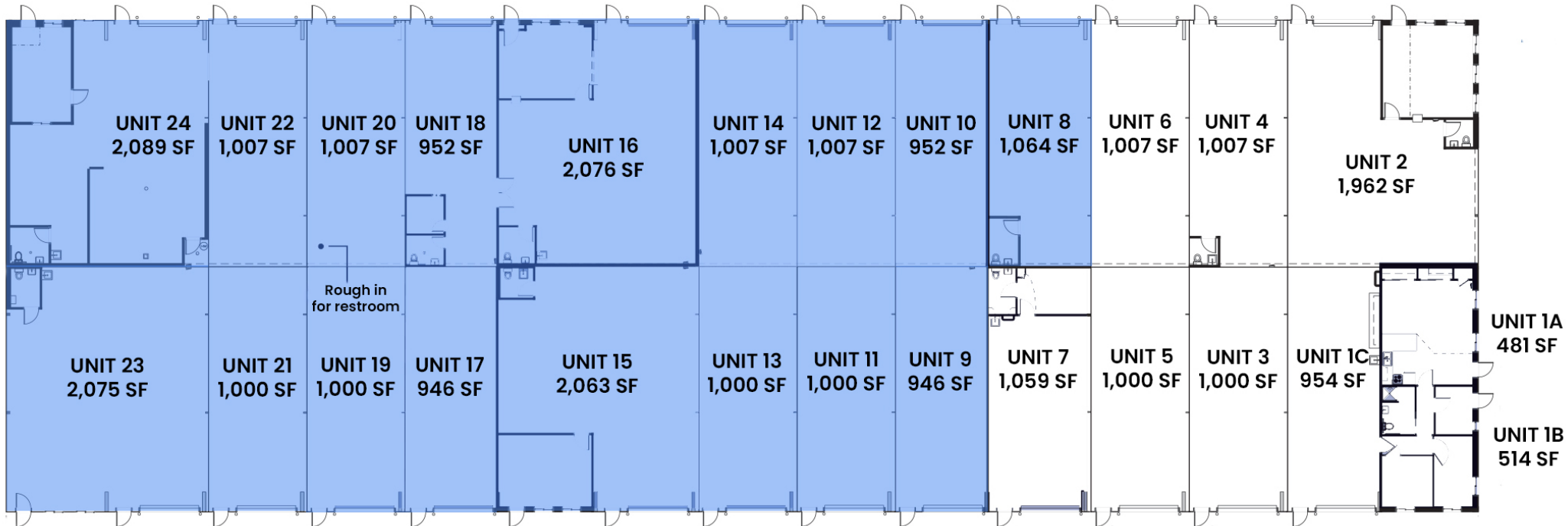
Address:	3805 Carson Avenue, Evans, CO 80620
Sales Price:	Contact Broker
Lease Rate:	\$14.00-\$17.00/SF NNN
NNN Rate:	\$4.25/SF (Estimated 2024)
Building Size:	30,175 SF
Contiguous SF Available:	946 SF – 21,191 SF
Site Size:	76,230 SF 1.75 AC
Clear Height:	16' – 20'
Loading:	Twenty Four (24) Drive-Ins (12' x 14')
Power:	400 Amp, Single Phase
Year Built:	2004
Zoning:	I-3 (Heavy Industrial)

- Owner-user investment opportunity with in-place income. Ideal for businesses looking to occupy 50+% of the property and offset holding costs, with future expansion opportunity as leases expire.
- 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.
- Recent landlord improvements include new exterior painting and a new monument sign potentially available to tenants.




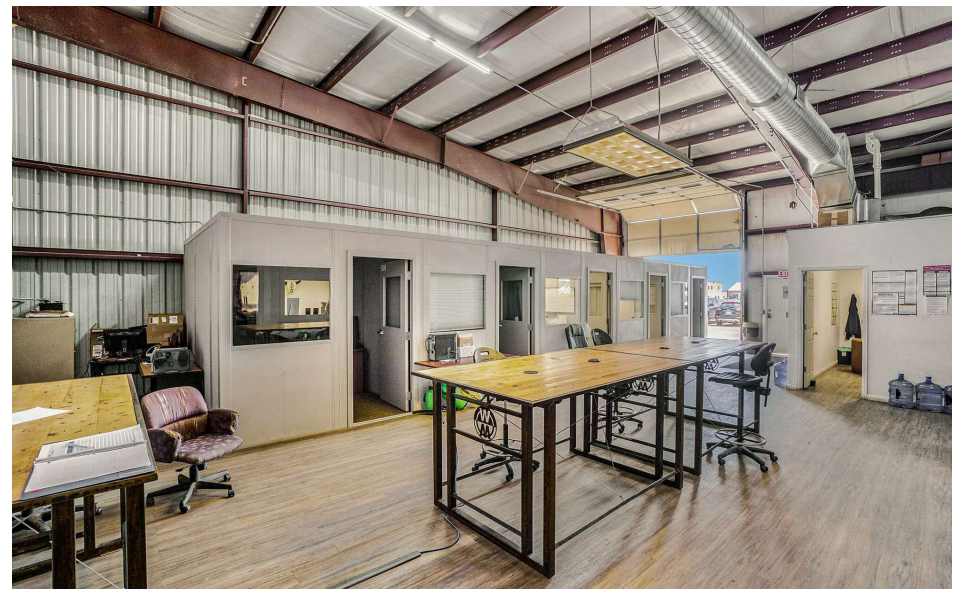
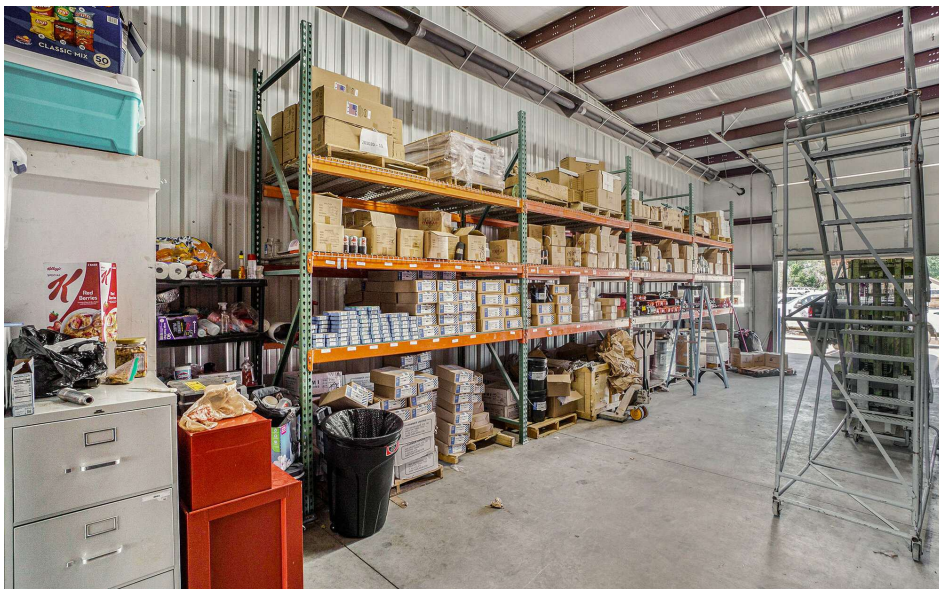
Henry Group Real Estate is pleased to present 3805 Carson Avenue, Evans, CO 80620 for sale/lease. This functional industrial flex space is located in the Greeley area of the Weld County submarket which is dominated by the agriculture, oil and gas, trucking and manufacturing industries. The property offers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



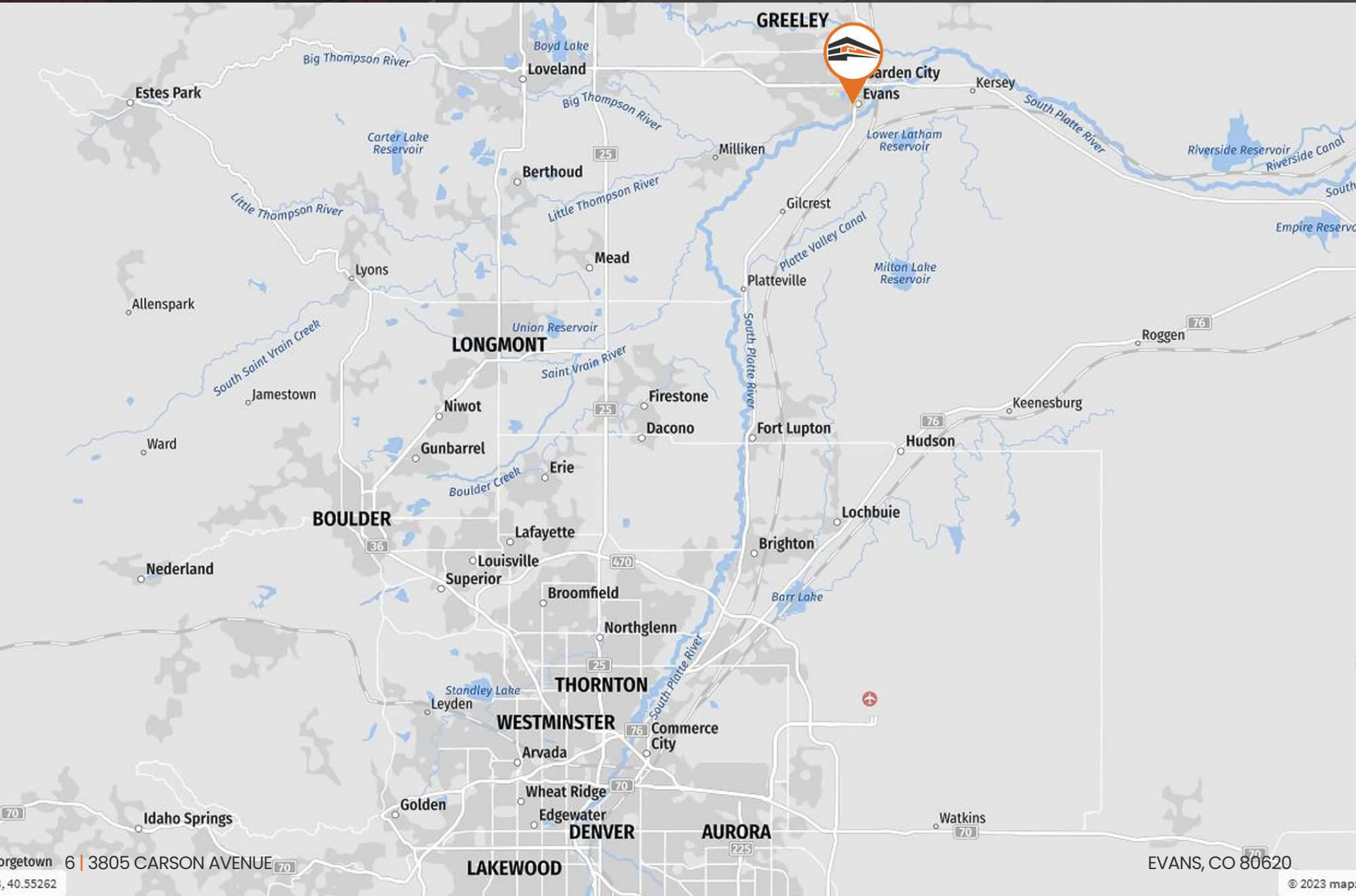


 - Available Now

 - Leased










ISLAND GROVE REGIONAL PARK


DOWNTOWN GREELEY


GREELEY-WELD COUNTY AIRPORT


TARGET


UNIVERSITY OF NORTHERN COLORADO


CHICK-FIL-A


BEST BUY


KING SOOPERS


HOME DEPOT


WALMART SUPERCENTER


GREELEY MALL


SAM'S CLUB



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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 in compliance with all applicable fair housing and equal opportunity laws.



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