

5700

E Evans Ave
Denver, CO 80222

FOR SALE OR LEASE
5,420 SF FLEX WAREHOUSE
ON .62 AC

PAVED, FENCED YARD IN REAR - I-MX-3 ZONING ALLOWS FOR OUTDOOR STORAGE

PRICE REDUCED!



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FULL-SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	<u>\$2,085,000</u> \$2,160,000
Lease Rate:	\$20/SF NNN
Est. NNN:	\$6.50/SF
Building Size:	5,420 SF
Lot Size:	26,152 SF
Yard:	~7,000 SF Fenced/Paved
Loading:	2-10'x10 Drive in Doors
Clear Height:	10'
Year Built:	1971
Zoning:	I-MX-3
Taxes	\$31,572

PROPERTY OVERVIEW

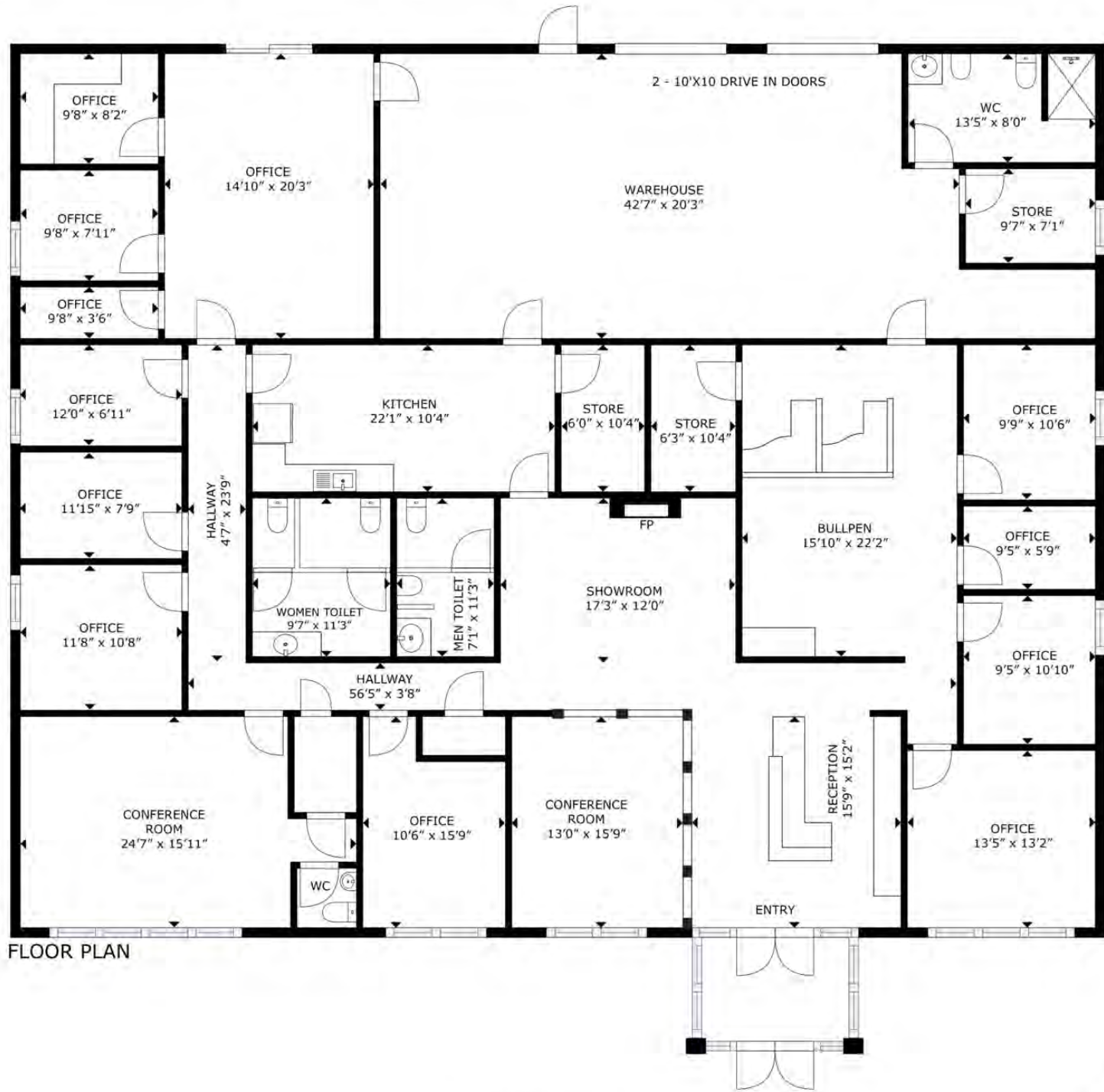
This 5,420 SF flex warehouse offers a rare combination of high-end interior finishes and functional warehouse space, enhanced by a full window line that brings in abundant natural light throughout the building. The warehouse features two 10'x10' drive-in doors and direct access to a fenced yard area, with zoning that allows for outdoor storage. Ample parking is available at the front of the building in addition to the secure yard. Located directly on E Evans Ave just a few blocks east of I-25, the property offers unmatched access across Denver. A prominent monument sign further elevates visibility and identity for any incoming user

PROPERTY HIGHLIGHTS

- Class A Interior Finishes – Showroom Ready
- Multiple Private Offices and Conference Rooms
- Multiple Bathrooms – 1 with Shower
- 2 Storage Sheds in Fenced Yard with New LED Exterior Lighting
- Kitchenette
- Fully Temperature Controlled Warehouse
- Monument Signage
- Ample Parking in Addition to Yard Space

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FLOORPLAN



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 5,055 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL (SEE MEAS)

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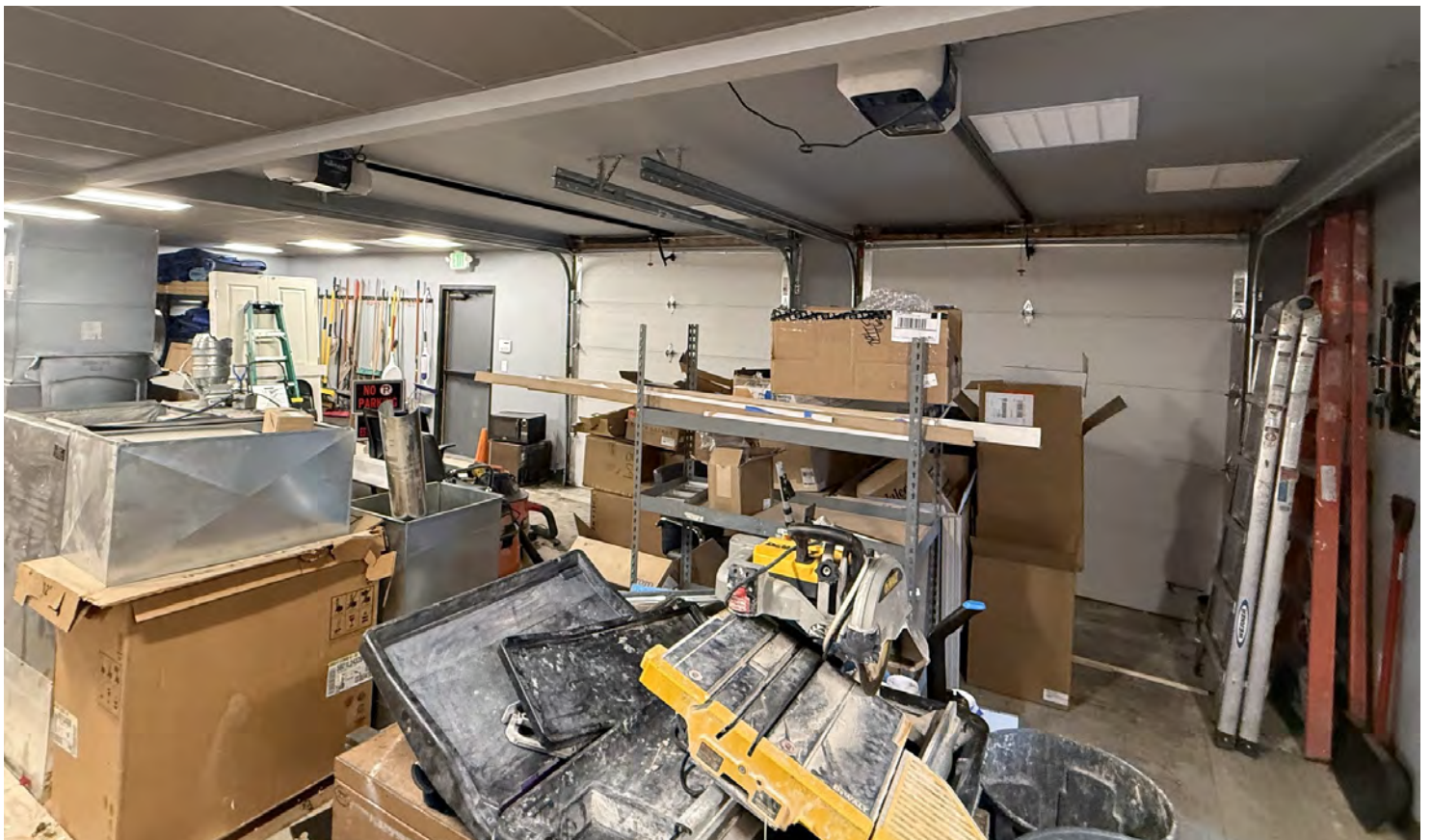
INTERIOR PHOTOS



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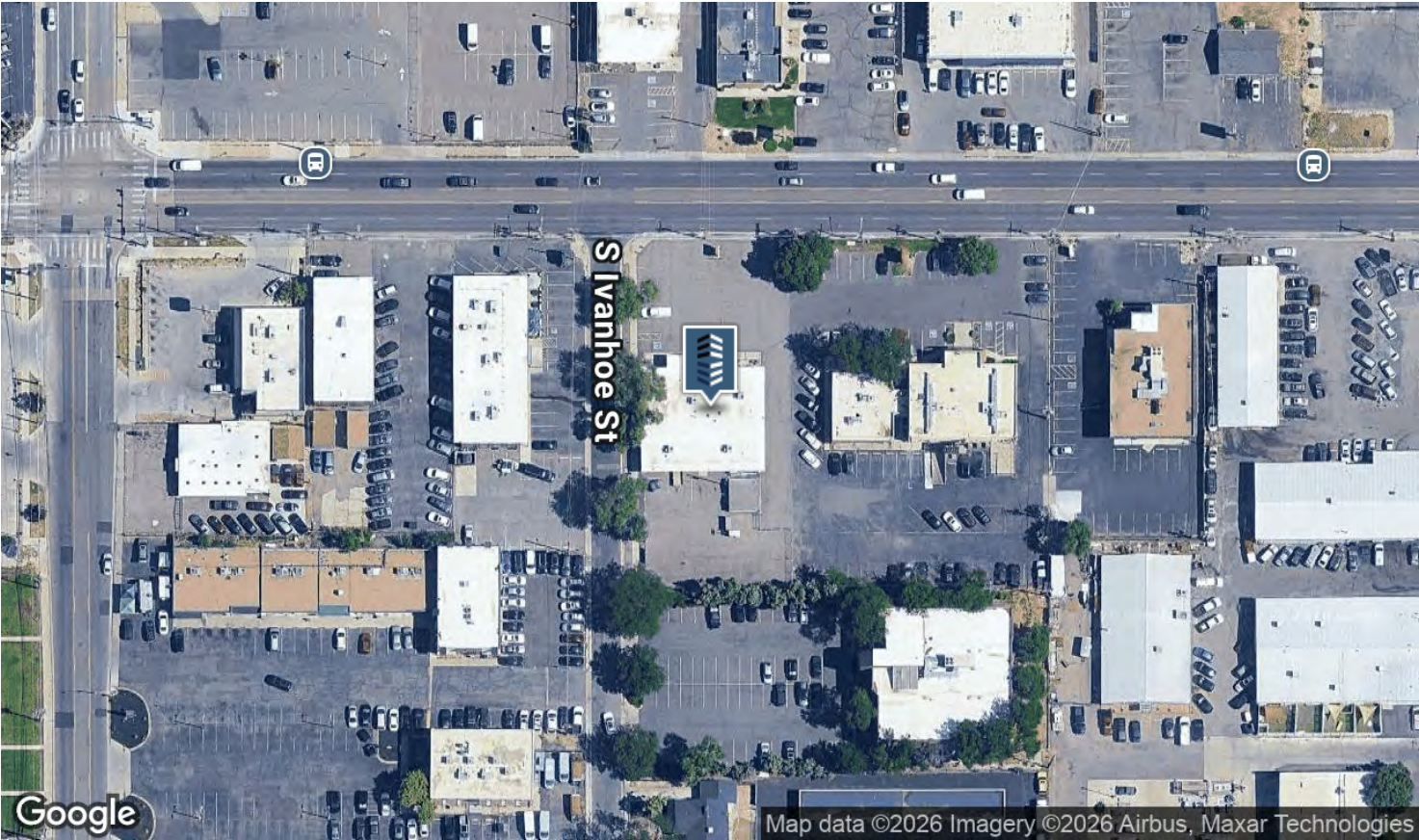
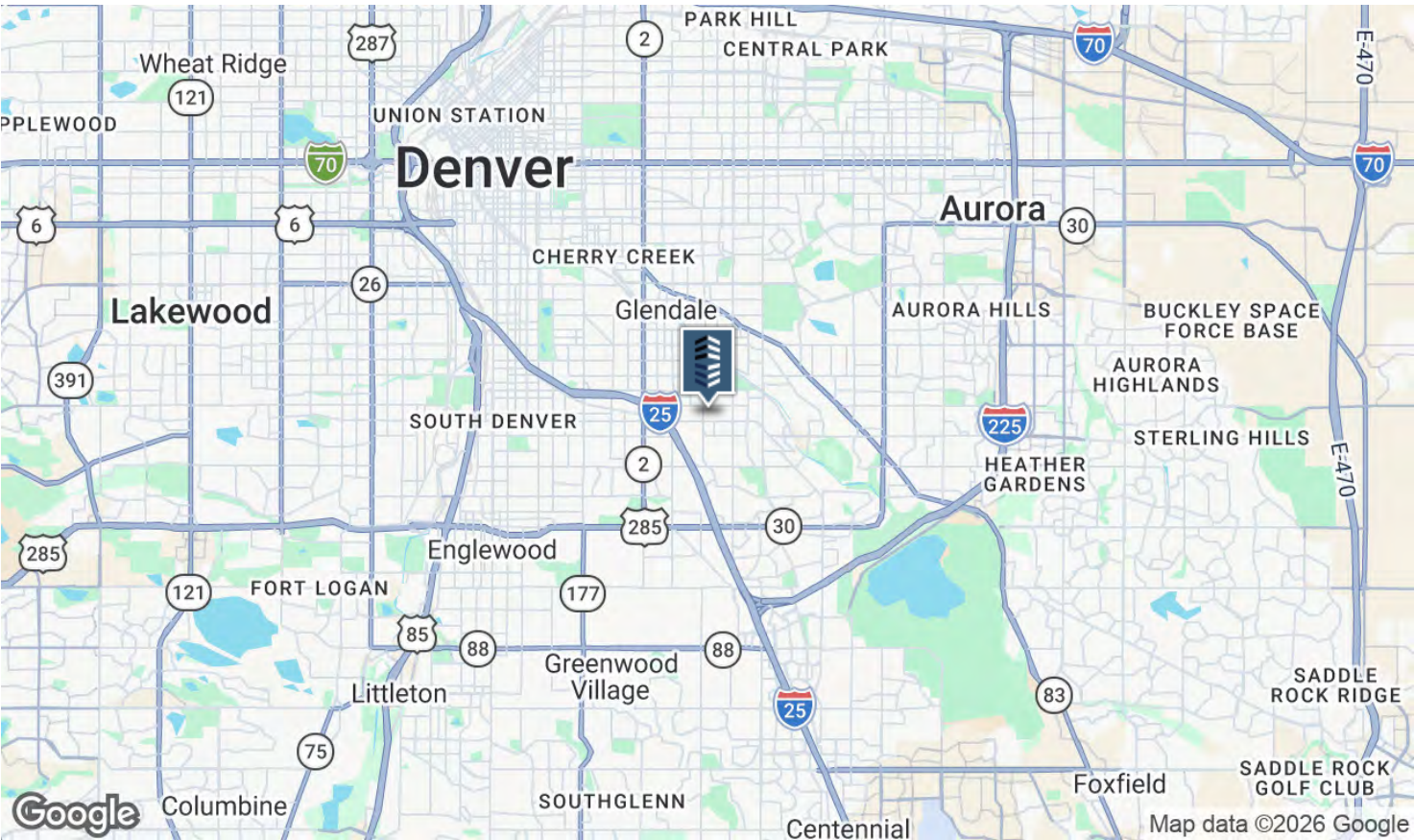


YARD/WAREHOUSE PHOTOS



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LOCATION MAP



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