

1610 W Evans Avenue

Denver, Colorado

MICHAEL BLOOM
REALTY COMPANY



AVAILABILITY:

1610E.....2,940 SF
1610H.....10,498 SF

(\$11-14/SF + NNN*)

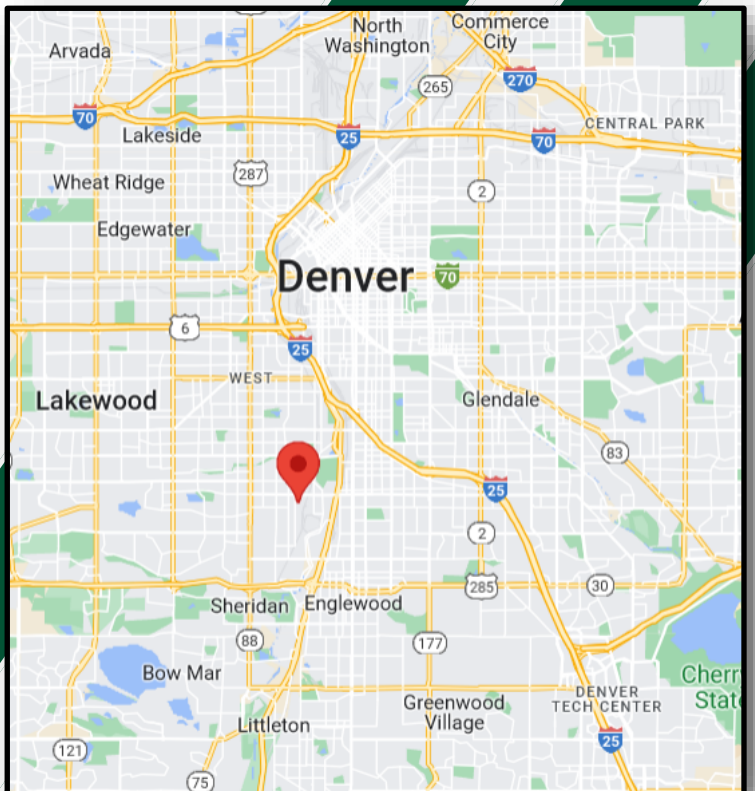
*NNN's = \$4.40/SF as of 05/11/26

PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL PARK LOCATED ON WEST EVANS AVENUE BETWEEN SANTA FE DRIVE AND FEDERAL BLVD. VERSATILE WAREHOUSE/FLEX SPACE FOR MANUFACTURING & DISTRIBUTION.

IMPORTANT FEATURES:

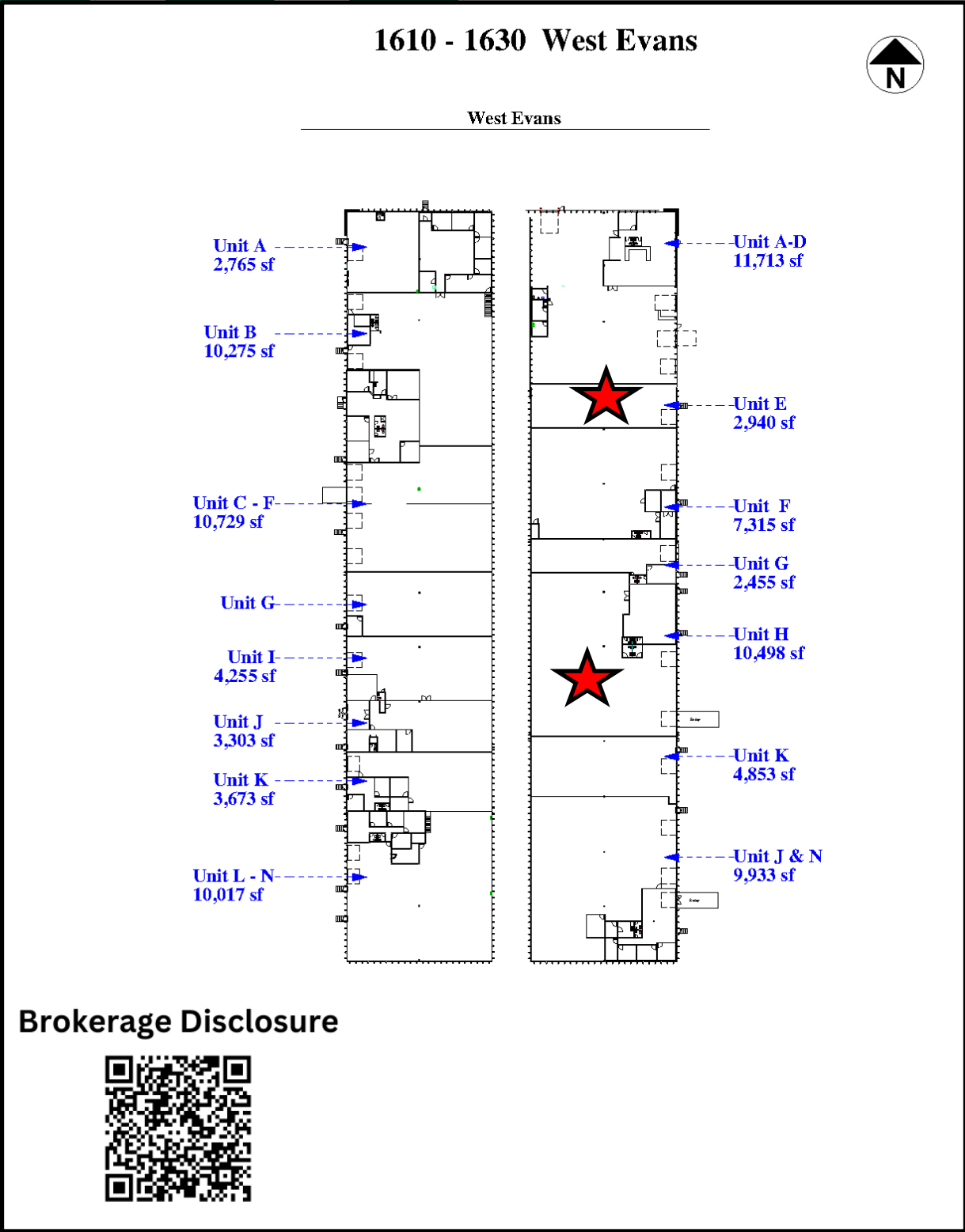
- GREAT VISIBILITY
- DOCK HIGH (1) LOADING— CAN ACCOMMODATE 53' TRAILER
- 18' WAREHOUSE CEILING HEIGHT
- 3 PHASE ELECTRIC



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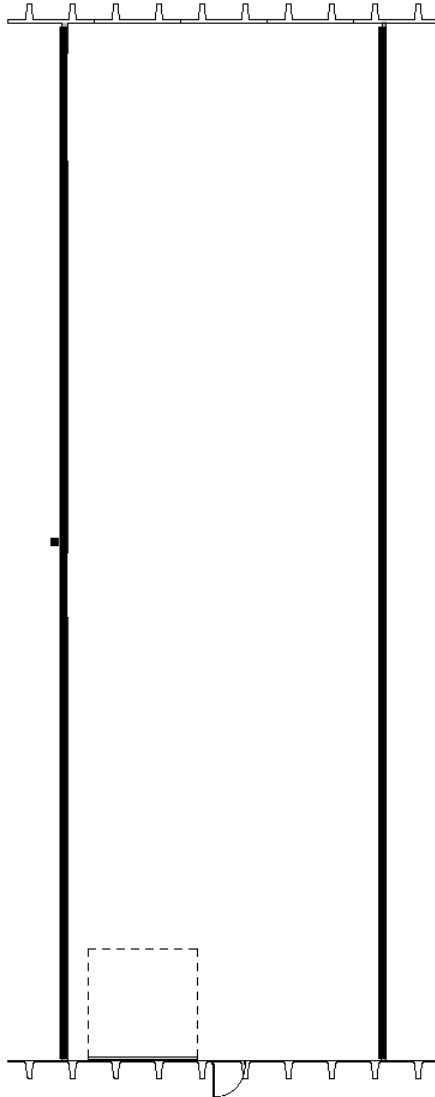
SPACE AVAILABILITY

Available	Total SQ FT	Loading
Unit E	2,940	Dock High
Unit H	10,498	Dock High



1610 W Evans Avenue
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1610 West Evans Unit E



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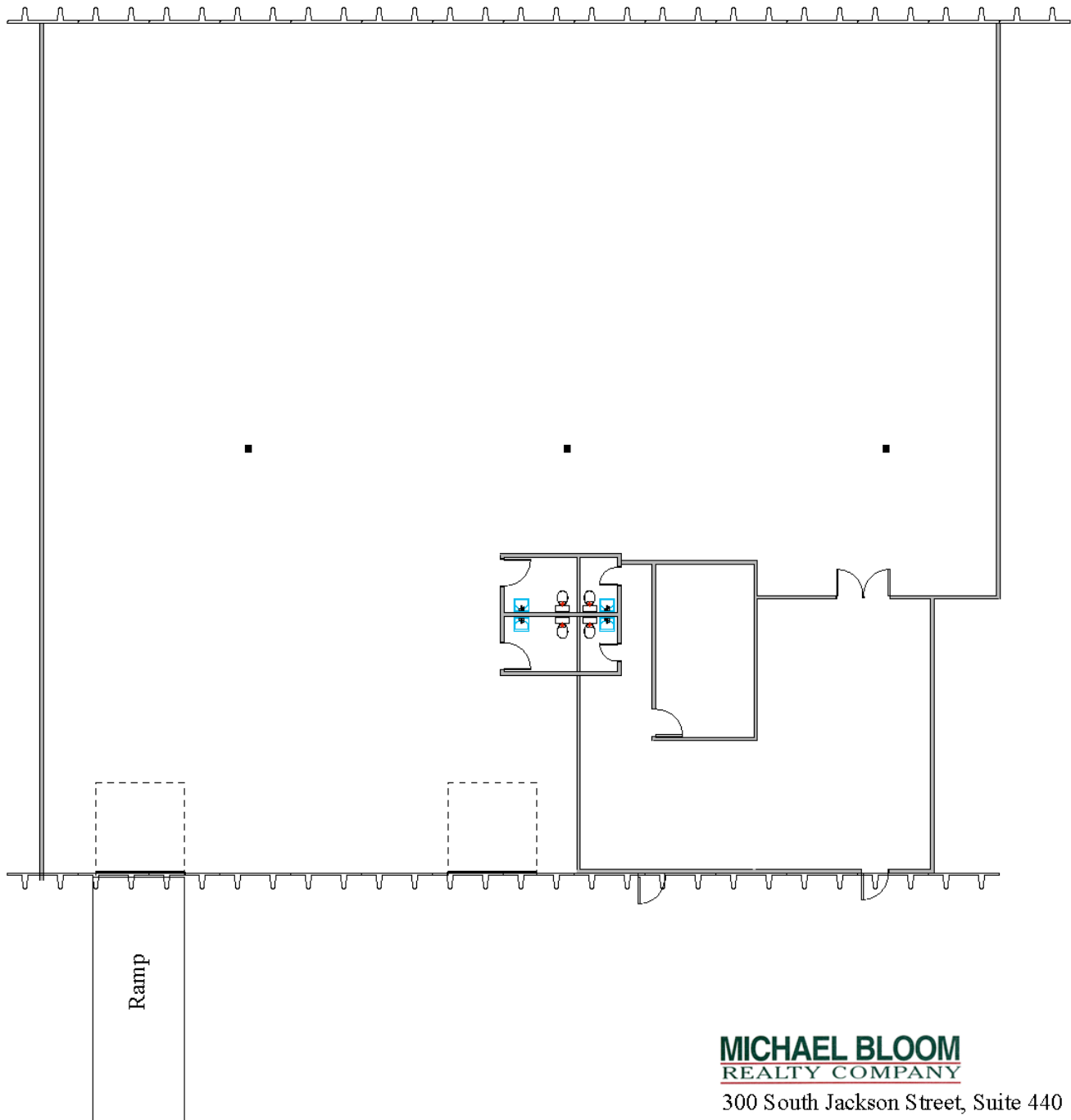
1

Warehouse Plan
Scale: 1/16" = 1'-0"

2,940 sf

**1610 W Evans Avenue
Denver, Colorado**

**1610 West Evans
Unit H
10,498 sf**



1

Warehouse Plan
Scale: 1/16" = 1'-0"

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