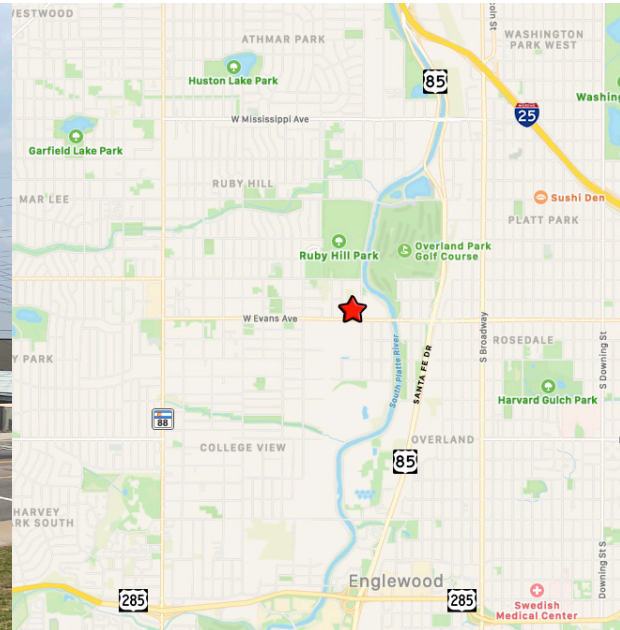


INDUSTRIAL BUILDING FOR LEASE | 11,459 SF

1331 West Evans Avenue, Denver, Colorado 80223



- **Building Size:** 10,403 SF Main Level (± 500 SF office)
1,056 SF Mezzanine
11,459 SF Total

- **Use:** Industrial (I-B Zoning)
- **Rate:** \$9.50 / SF NNN
- **Est. NNN:** \$3.11 / SF / YR for 2021
- **Availability:** 1/1/2022
- **Signage:** Building signage available; Pylon signage available
- **Warehouse ceiling:** 14' - 18' clear height
- **Loading doors:** 3 dock high doors; 1 half dock; 2 drive-in doors
- **Parking:** Ample
- **Sprinklers:** 100%
- **Power:** 1,000A / 4BOV / 3 Phase
- **Water:** 1 ½" tap

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	11,848	179,678	462,100
EMPLOYEES:	13,877	84,739	350,380
HOUSEHOLDS:	4,307	73,539	210,451
AVG. HH INCOME:	\$78,303	\$98,240	\$100,818

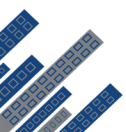


This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For more information, contact: **Todd Rosen**

303-912-8200

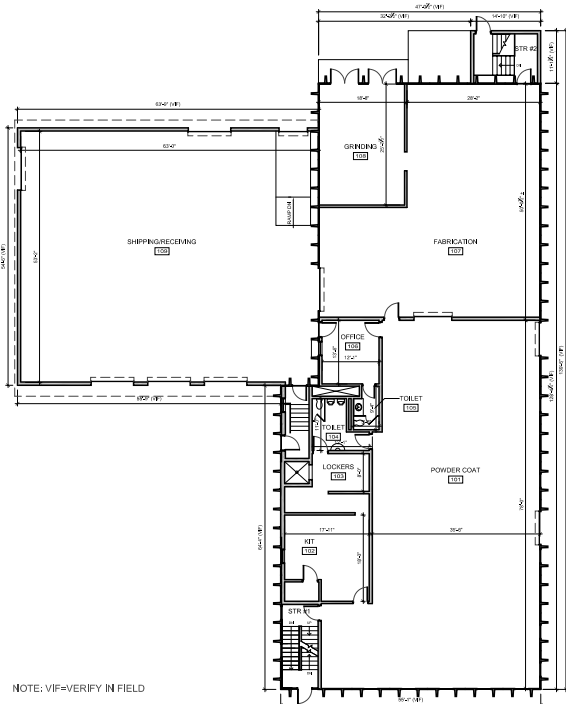
todd@elevatecre.com



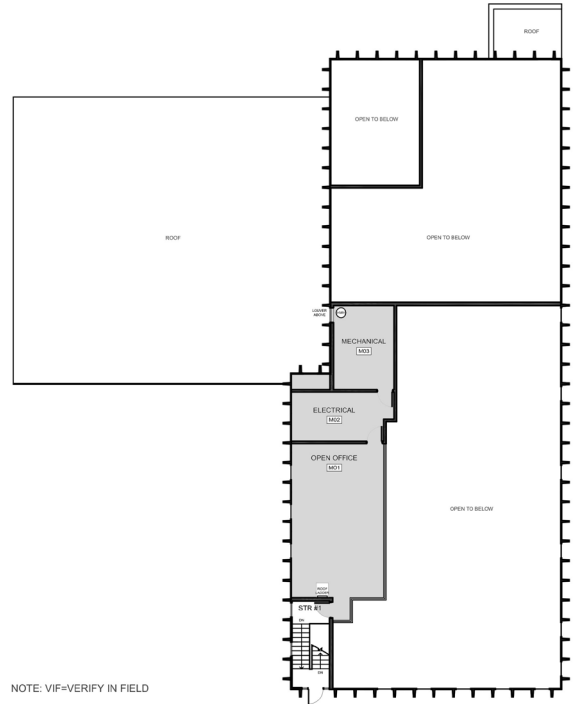
ELEVATE
COMMERCIAL REAL ESTATE

INDUSTRIAL BUILDING FOR LEASE | 11,459 SF

1331 West Evans Avenue, Denver, Colorado 80223



MAIN LEVEL



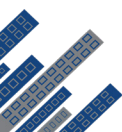
MEZZANINE LEVEL

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