

1390 W Evans Ave, Denver, Colorado

AVAILABILITY:

Unit 1-D5,600SF (\$10.50/SF NNN*)

*NNN's = \$4.38/SF, As of 5/11/26



MICHAEL BLOOM
REALTY COMPANY

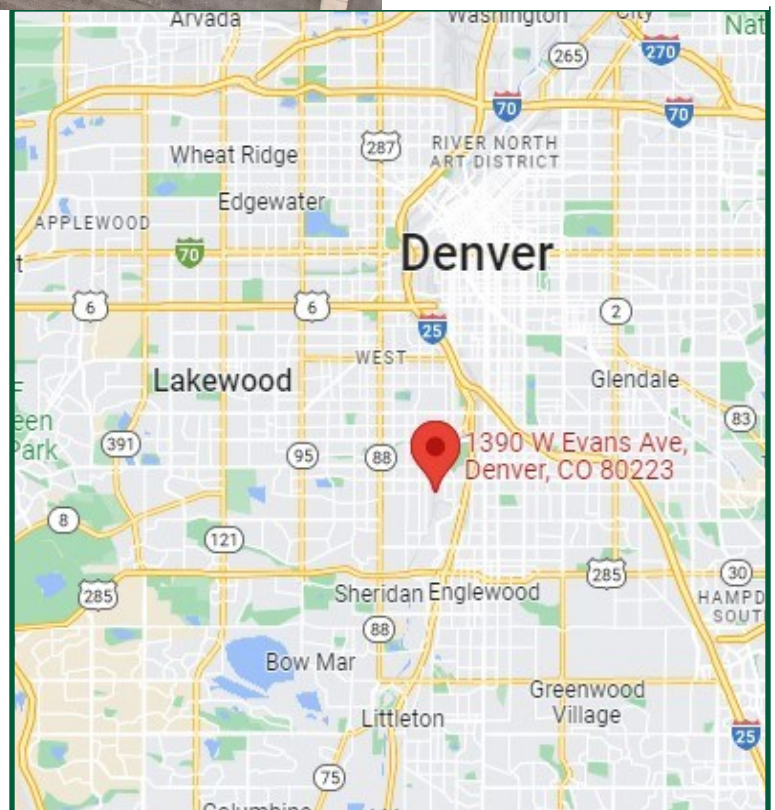


PROPERTY DESCRIPTION:

CENTRALLY LOCATED, WELL BUILT AND MAINTAINED CONCRETE BUILDING. HIGHLY ADAPTABLE FOR USE AS WAREHOUSE, SHOWROOM, MANUFACTURING, OR DISTRIBUTION.

IMPORTANT FEATURES:

- DOCK HIGH LOADING
- GENEROUS PARKING AND LOADING AREAS
- 20' CEILING HEIGHT
- 3-PHASE ELECTRICAL— 200 AMPS, 208 VOLTS

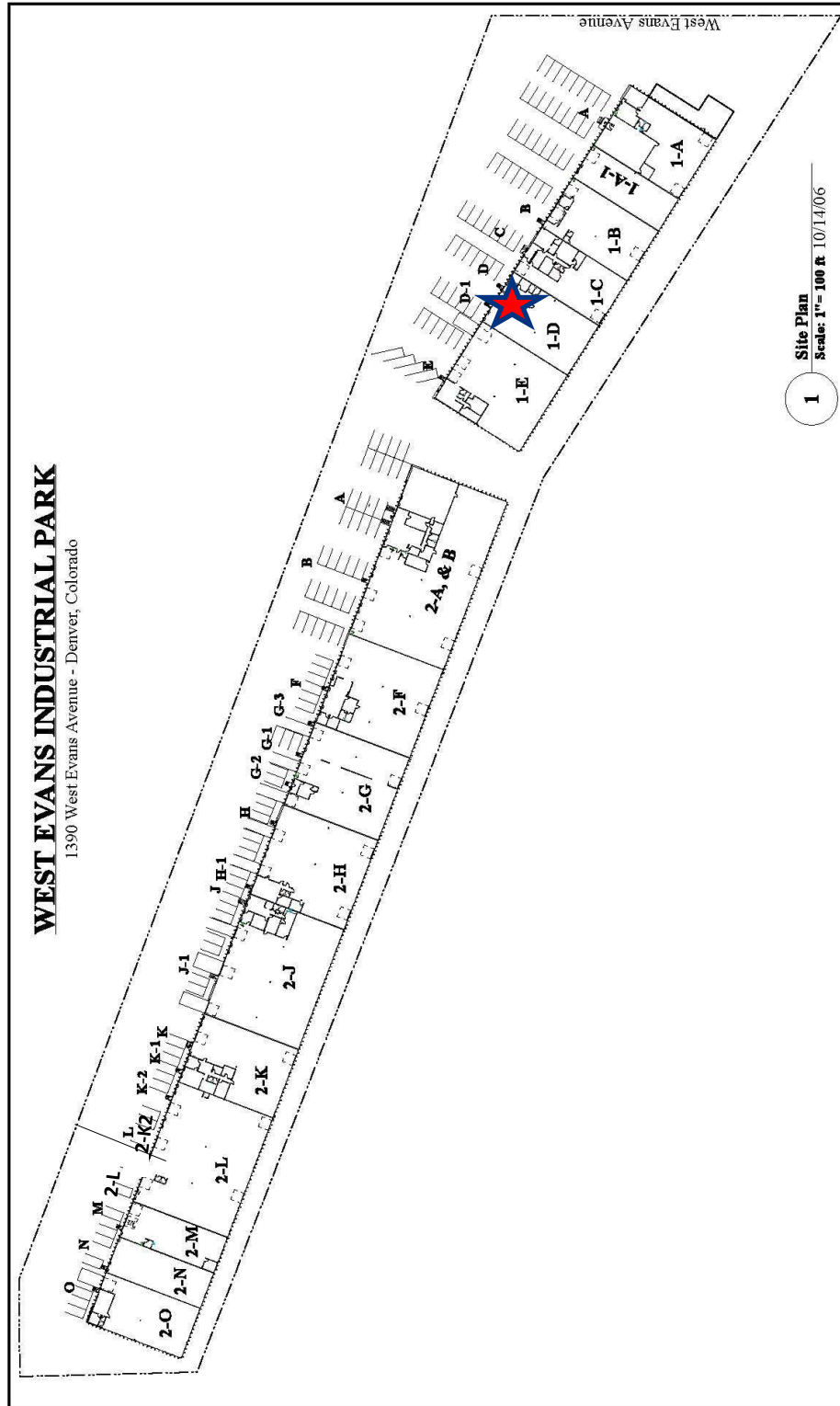


1390 West Evans Avenue
Denver, Colorado

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Space Availability:

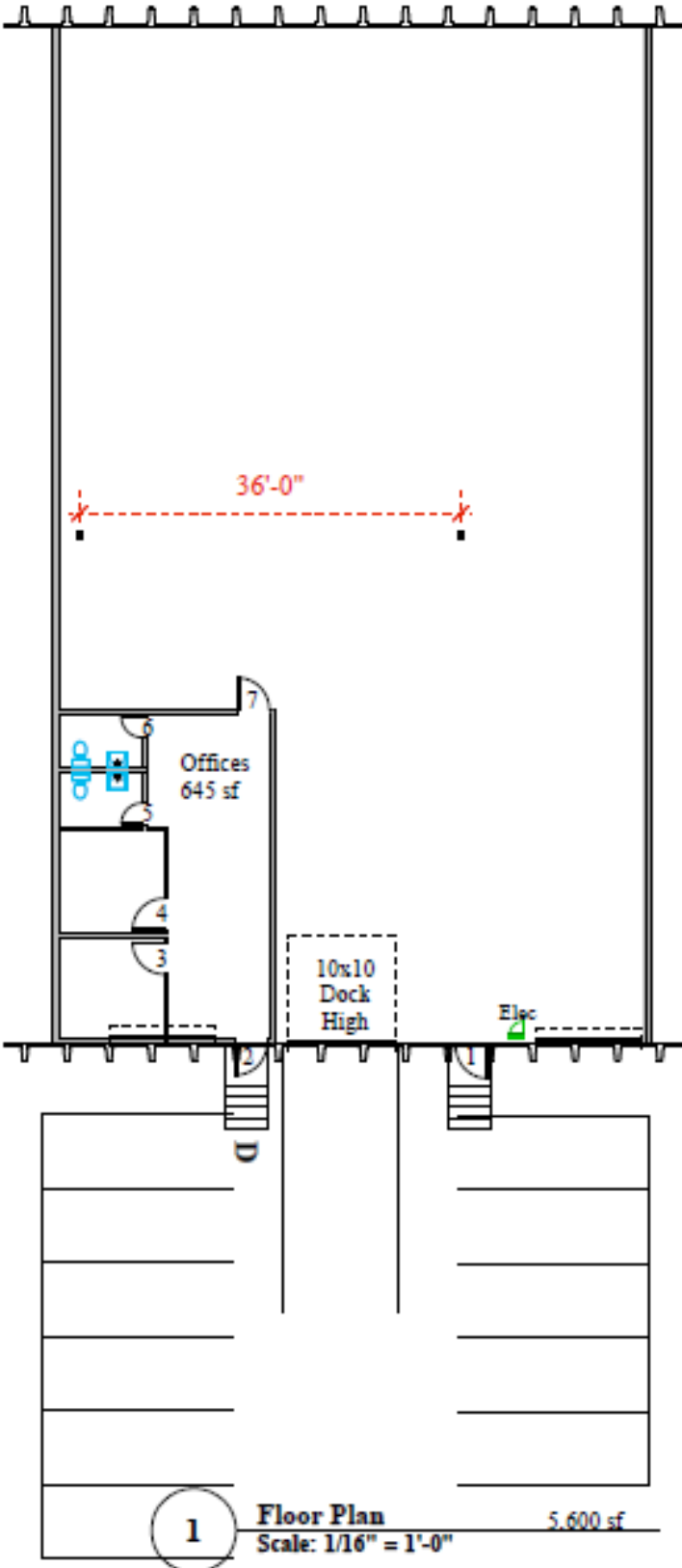
Available	Total SQ FT	Office SQ FT	Loading	Electrical
1-D	5,600	645	Dock High	3 Phase—200 amps, 208 volts



Brokerage Disclosure



1390 West Evans Building 1-D



1 Floor Plan 5,600 sf
Scale: 1/16" = 1'-0"