

1630 W Evans Avenue

Denver, Colorado

MICHAEL BLOOM

REALTY COMPANY



AVAILABILITY:

1630 W Evans Unit A.....5,513/SF (\$13.00/SF NNN*)

*NNN = \$4.40 as of 5/11/26

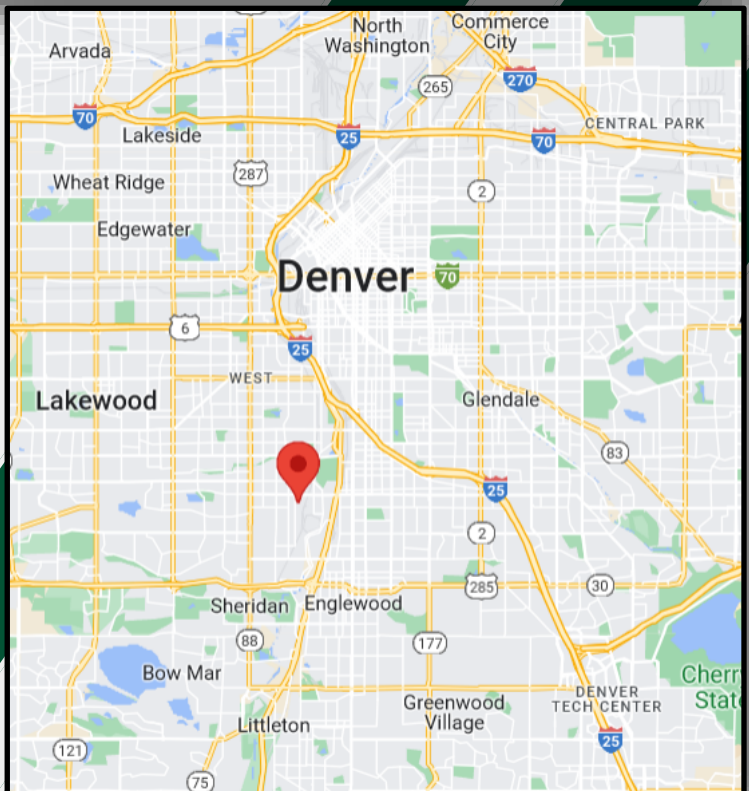


PROPERTY DESCRIPTION:

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:

- EVANS FRONTAGE WITH GREAT VISIBILITY
- DOCK HIGH LOADING
- 18' WAREHOUSE CEILING HEIGHT
- 3 PHASE ELECTRIC
- EXTRA PARKING
- OFFICE AREA SUBJECT TO CHANGE

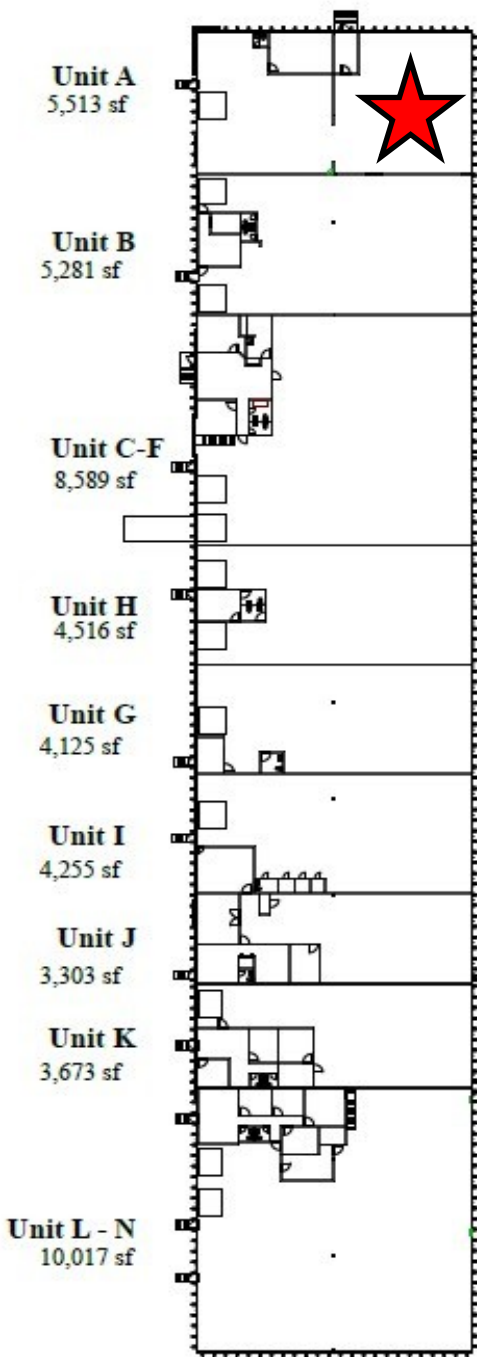


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SPACE AVAILABILITY

Available	Total SQ FT	Loading
Unit A	5,513	Dock High

1630 West Evans

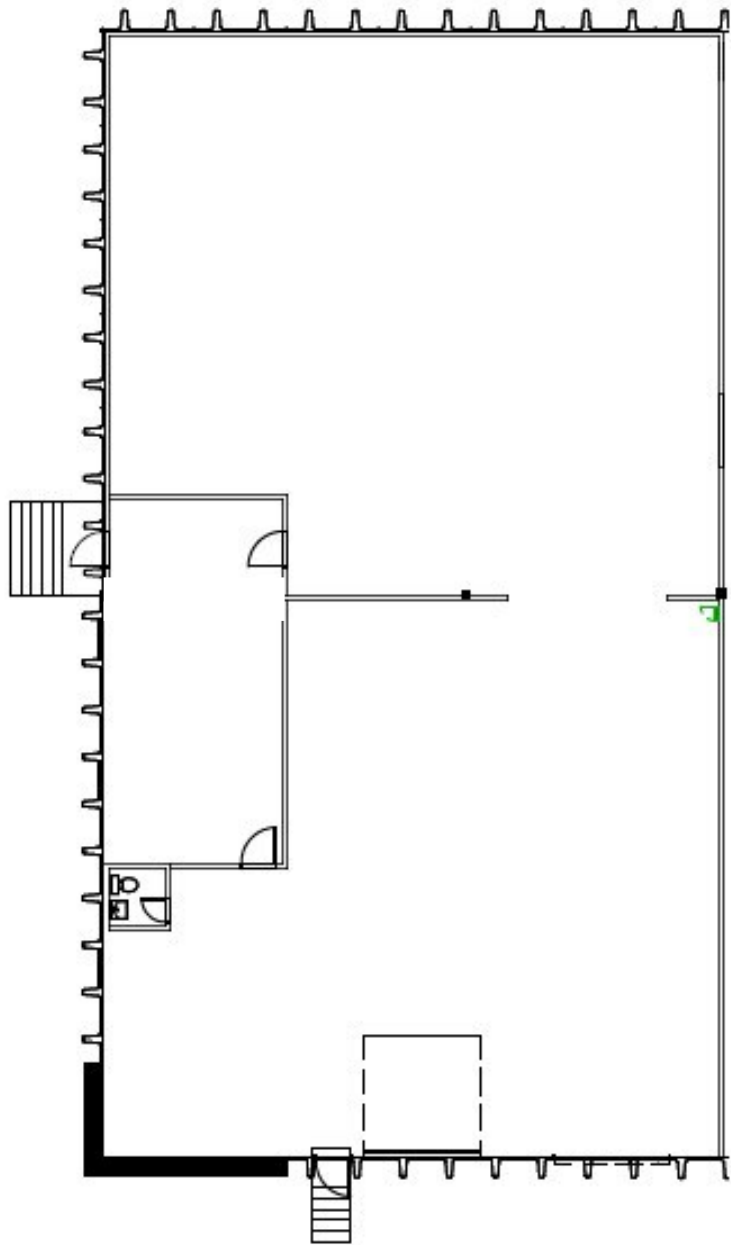


Brokerage Disclosure



1630 W Evans Avenue
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1630 West Evans
Unit A



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Floor Plan

5,513sf

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