

OFFICE/WAREHOUSE FOR SALE & LEASE



New Tenant Finishes and Motivated Ownership!



**SHIFT
APEX**

SHIFT APEX

3805 Carson Avenue, Evans, CO 80620

Sale Price: \$5,850,000

Total Available Space to 1,962 SF – 16,066 SF

Lease Rate: \$12.00-\$16.00/SF NNN



HENRY GROUP
REAL ESTATE

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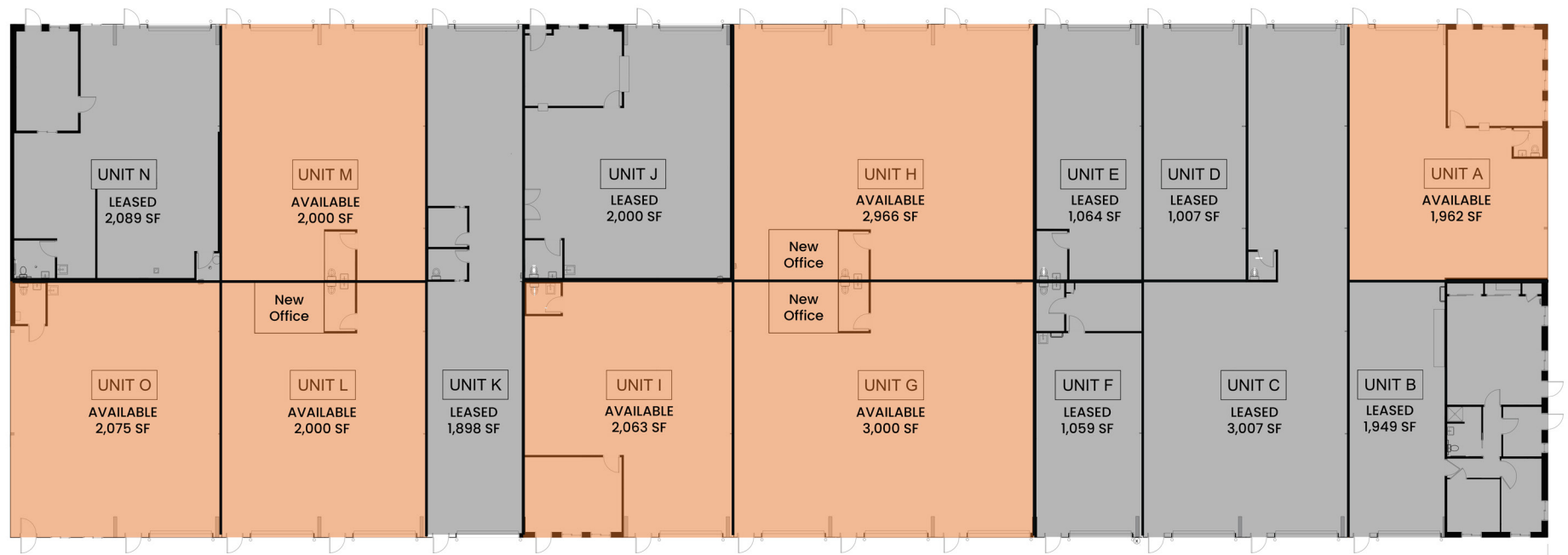
Henry Group Real Estate is pleased to present Shift Apex, 3805 Carson Avenue, Evans, CO 80620 for lease. This functional industrial flex space is located in the Greeley area of the Weld County submarket which is dominated by the agriculture, oil and gas, trucking and manufacturing industries. The property offers an easy to deconstruct demising wall system which offers unparalleled customization for tenant needs.

Property Name:	Shift Apex
Address:	3805 Carson Avenue, Evans, CO 80620
Sales Price:	\$5,850,000
Lease Rate:	\$12.00-\$16.00/SF NNN
Total Space Available:	1,962 SF – 16,066 SF
NNN Rate:	\$5.67/SF (Estimated 2026)
Building Size:	30,175 SF
Site Size:	76,230 SF 1.75 AC
Clear Height:	16' – 20'
Loading:	Twenty Four (24) Drive-Ins (12' x 14')
Power:	400 Amp, Single Phase
Year Built/Renovated:	2004 / 2025
Zoning:	I-3 (Heavy Industrial)



New tenant finishes included bathrooms, offices, monument sign, and exterior paint.

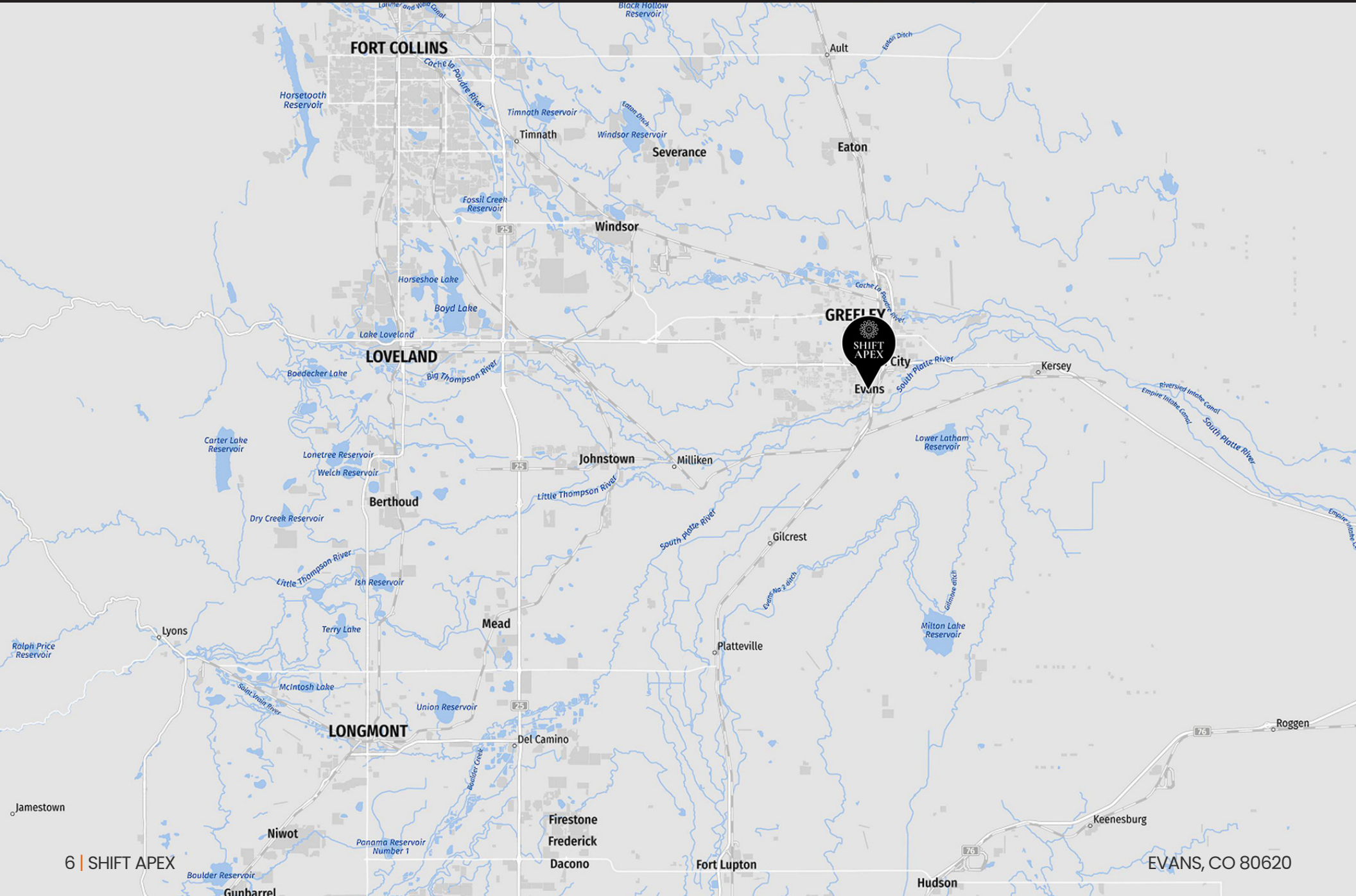
- Small-bay industrial warehousing offers tenants a much-needed operating size for many small businesses.
- Exceptional features including 16'-20' clear height, fenced yard access and twenty-four (24) drive-ins (12' x 14').
- Flexible building layout which offers dynamic solutions to tenant needs.
- Additional parking and drive-around property access allows for trailers and delivery trucks to access the property.
- Rare opportunity for an owner-user to control their real estate, occupy just over 50% of the building, and benefit from existing rental income to help cover debt service through potential SBA financing.

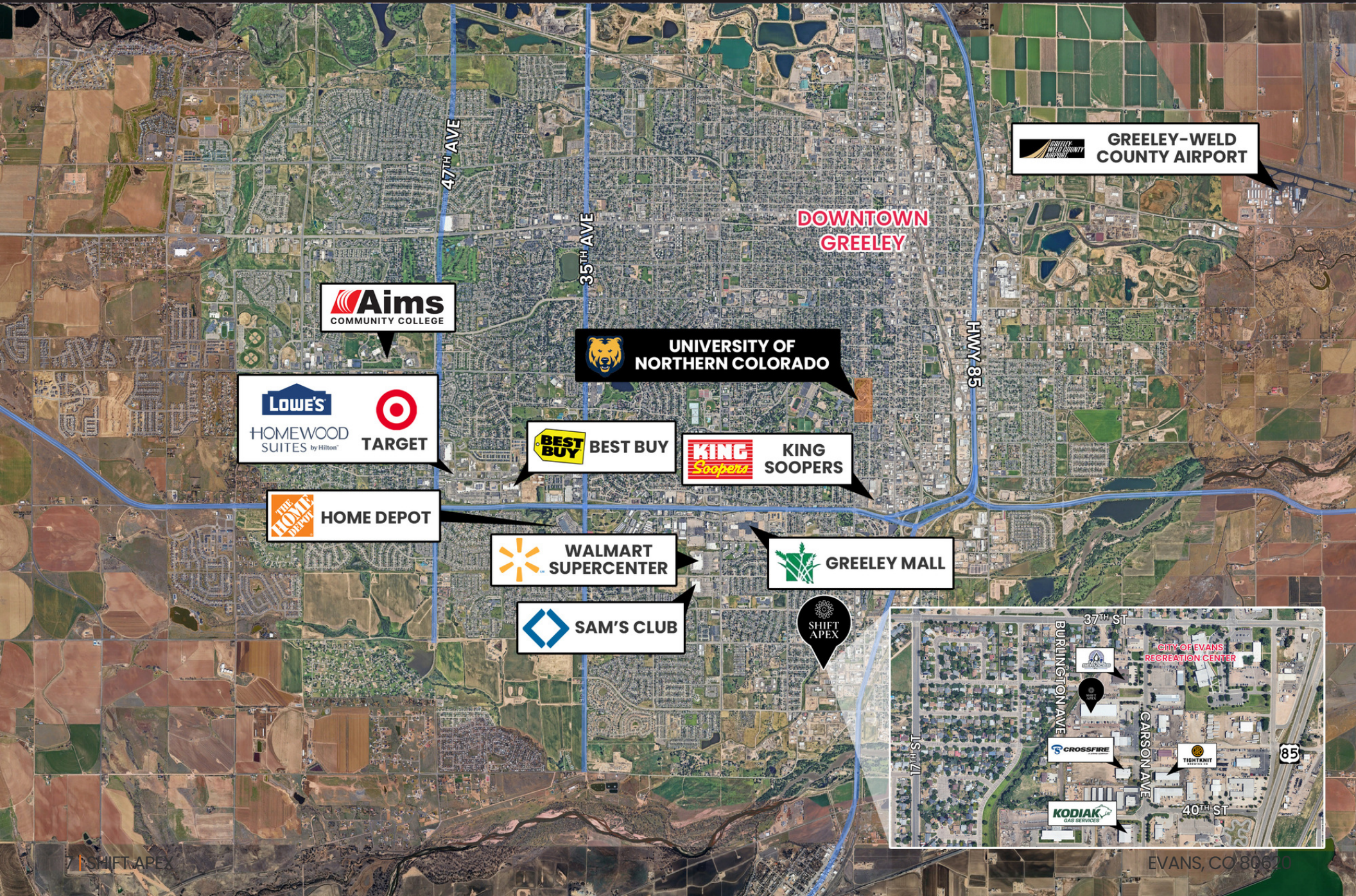


- LEASED
 - AVAILABLE









GREELEY-WELD COUNTY AIRPORT

DOWNTOWN GREELEY

Aims
COMMUNITY COLLEGE

UNIVERSITY OF NORTHERN COLORADO

LOWE'S
HOMEWOOD SUITES by Hilton
TARGET

BEST BUY

KING SOOPERS

HOME DEPOT

WALMART SUPERCENTER

GREELEY MALL

SAM'S CLUB

SHIFT APEX



EVANS, CO 80620

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group LLC d/b/a, Henry Group Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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