

# 4431 & 4611 BRANTNER ROAD

## 3 BUILDING INDUSTRIAL DEVELOPMENT



### INDUSTRIAL BUILDINGS AVAILABLE FOR SALE OR LEASE

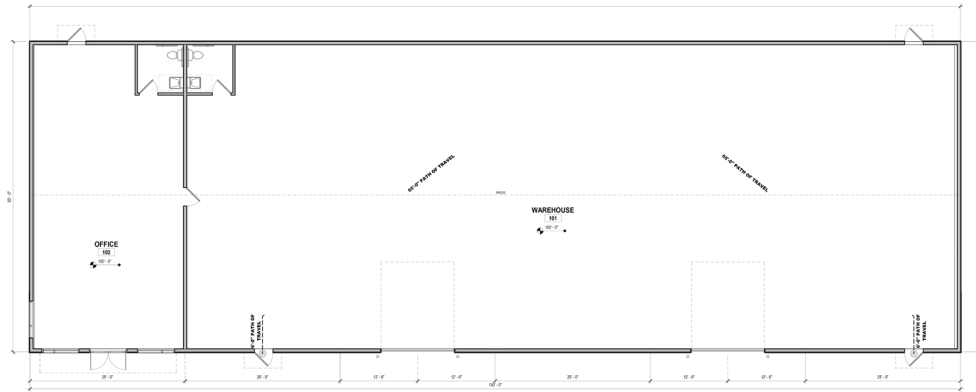
SALE PRICE: \$1,500,000 (\$200/SF) | LEASE RATE: \$14.00/SF NNN

Three (3) new industrial buildings to be built in Evans, CO, strategically located near Highways 85, 34 and I-25. These buildings are for lease or for sale and feature modern exterior finishes, large overhead doors, ample power and room for outdoor storage. The office area can be built to suit.

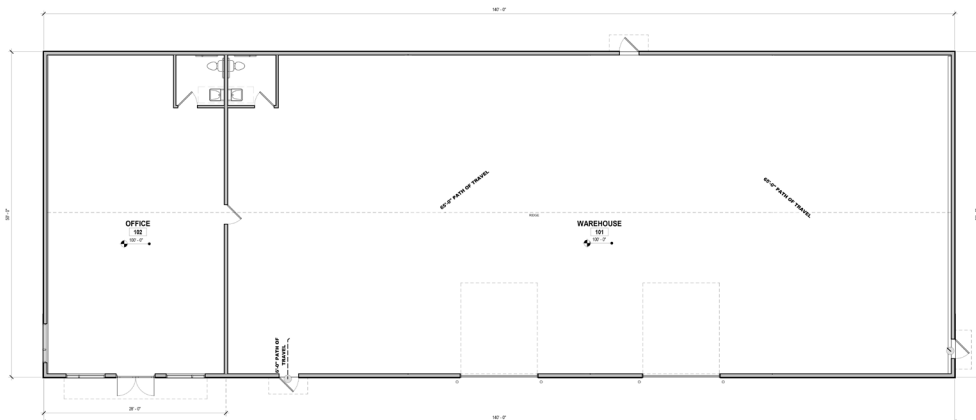
**Building 1: 7,500 SF | Building 2: 7,500 SF | Building 3: 7,000 SF**

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## PHASES 1 & 2 | BUILDINGS 1 & 2 - 7,500 SF



## PHASE 3 | BUILDING 3 - 7,000 SF



## BUILDINGS 1 & 2 | REAR ELEVATION



<b>LOT SIZE:</b>	5.62 Acres (total land area)
<b>BUILDING DIMENSIONS:</b>	<b>1 &amp; 2</b> - 50' x 150', <b>3</b> - 50' x 140'
<b>CLEAR HEIGHT:</b>	20' at eave / 24' at center
<b>LOADING:</b>	Two (2) Drive-In doors (12'x14')
<b>SLAB:</b>	6" reinforced slab
<b>ROOF:</b>	Standing-seam metal roof
<b>FACADE:</b>	Stone with metal panels
<b>ELECTRIC:</b>	200 amp, 3 Phase, 240v
<b>GAS:</b>	Natural gas heat
<b>WATER:</b>	3/4" supply
<b>SEWER:</b>	4" sanitary sewer



## BUILDING 3 | REAR ELEVATION

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For more information,  
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