

1390 W Evans Ave, Denver, Colorado

AVAILABILITY:

Unit 2-N 3,781SF (\$9.00/SF NNN*)

Unit 2-M 4,649SF (\$9.00/SF NNN*)

COMBINED:

Unit 2-N&M 8,430SF (\$9.00/SF NNN*)

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



MICHAEL BLOOM
REALTY COMPANY

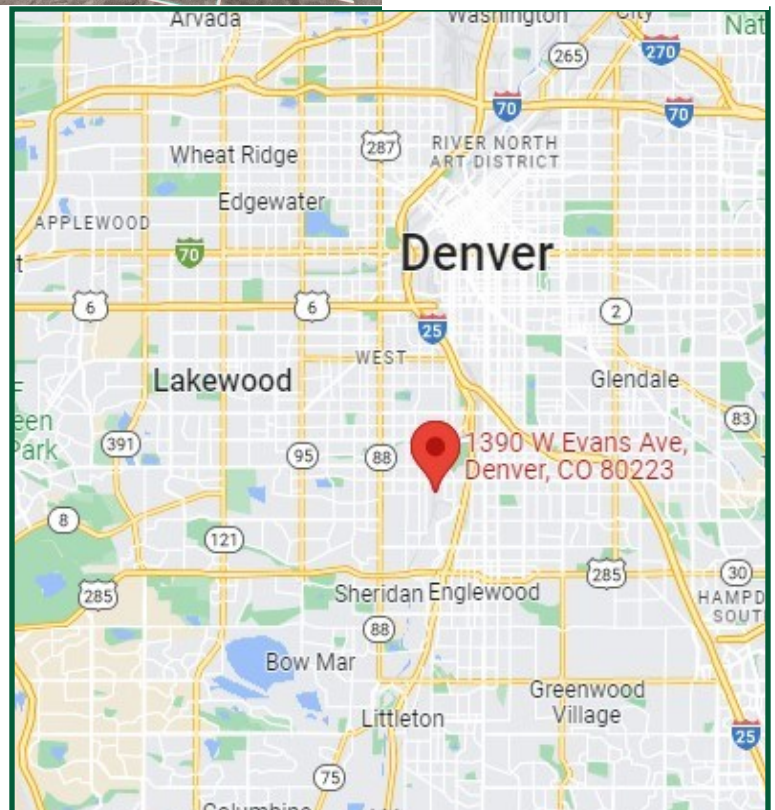


PROPERTY DESCRIPTION:

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

IMPORTANT FEATURES:

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

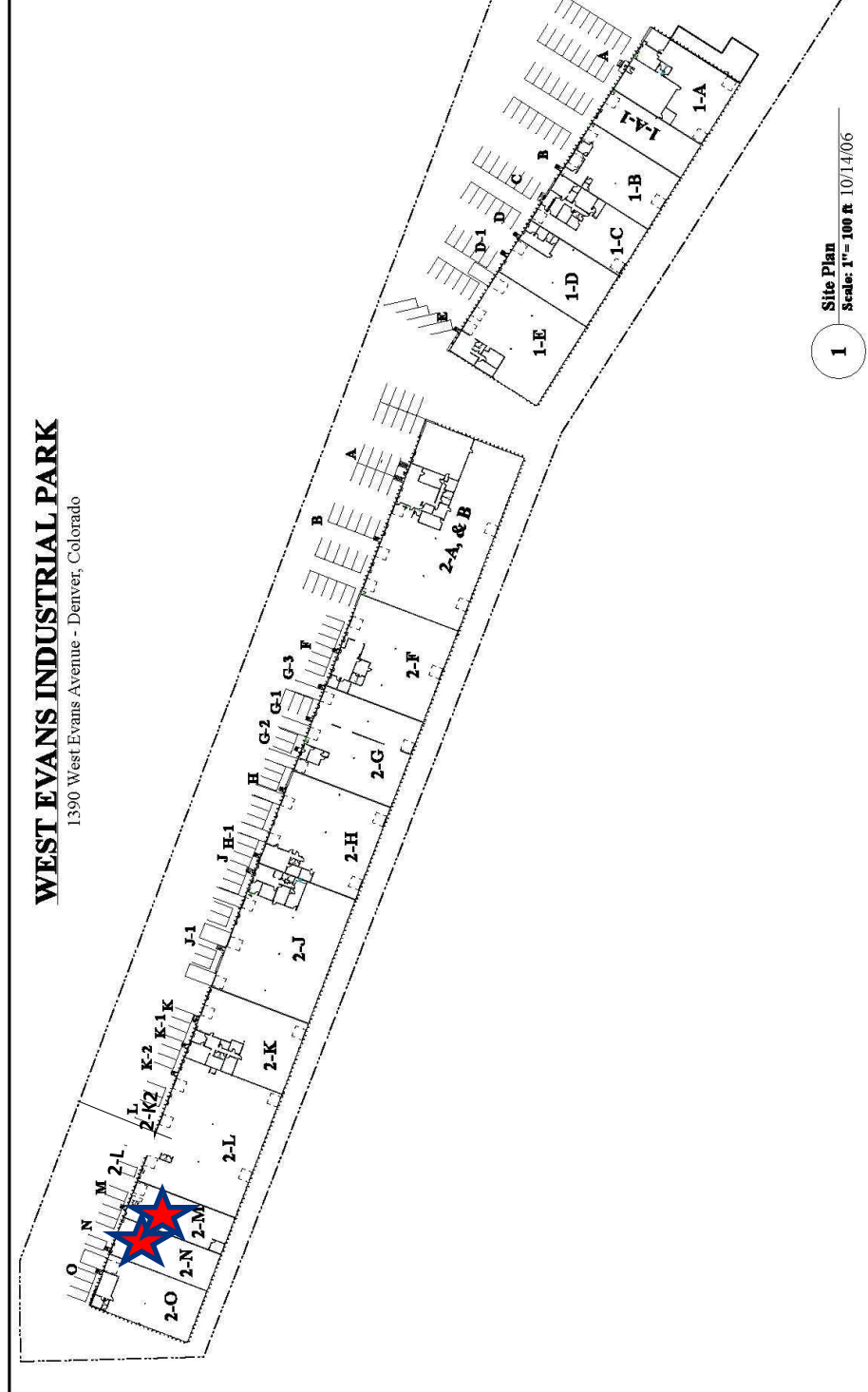


1390 West Evans Avenue
Denver, Colorado

M B R C

Space Availability:

Available	Total SQ FT	Loading	Electrical
2-N	3,781	Drive In	3 Phase—200 amps, 208 volts
2-M	4,649	Dock High	3 Phase—200 amps, 208 volts



WEST EVANS INDUSTRIAL PARK
1390 West Evans Avenue - Denver, Colorado

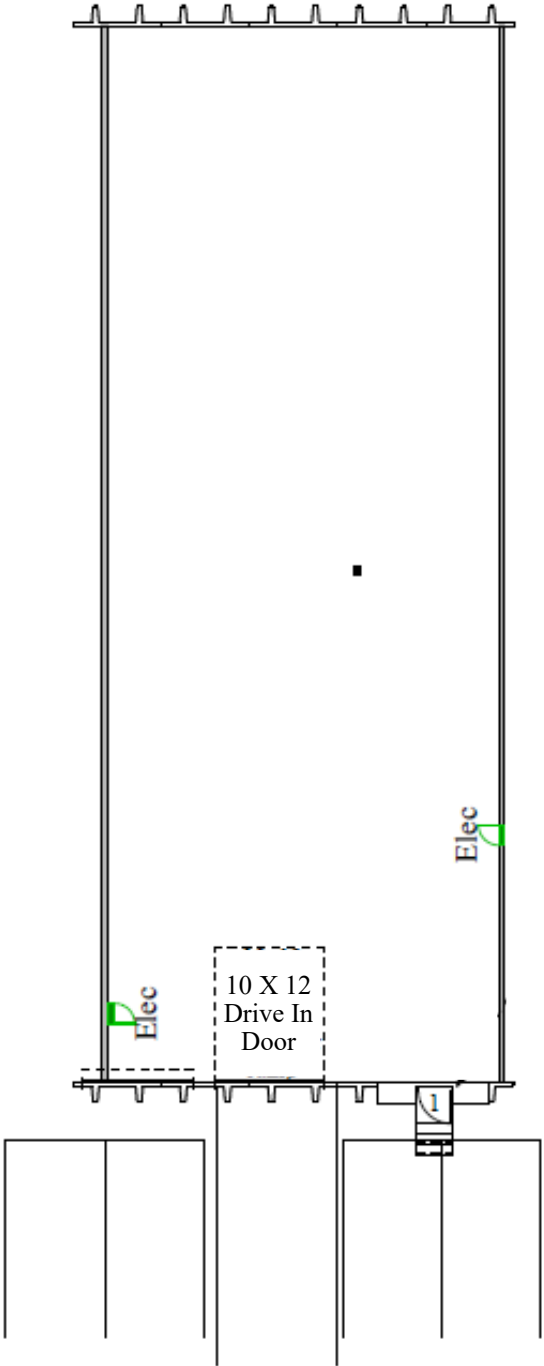
1 Site Plan
Scale: 1" = 100 R 10/14/06



Brokerage Disclosure

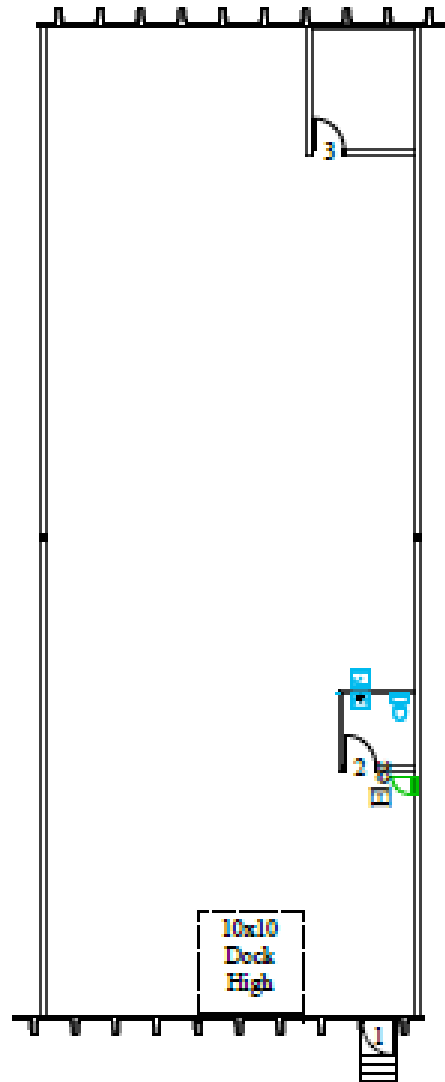


1390 West Evans 2-N



1 Floor Plan 3.781 sf
Scale: 1/16" = 1'-0"

1390 West Evans Unit M



MICHAEL BLOOM
REALTY COMPANY

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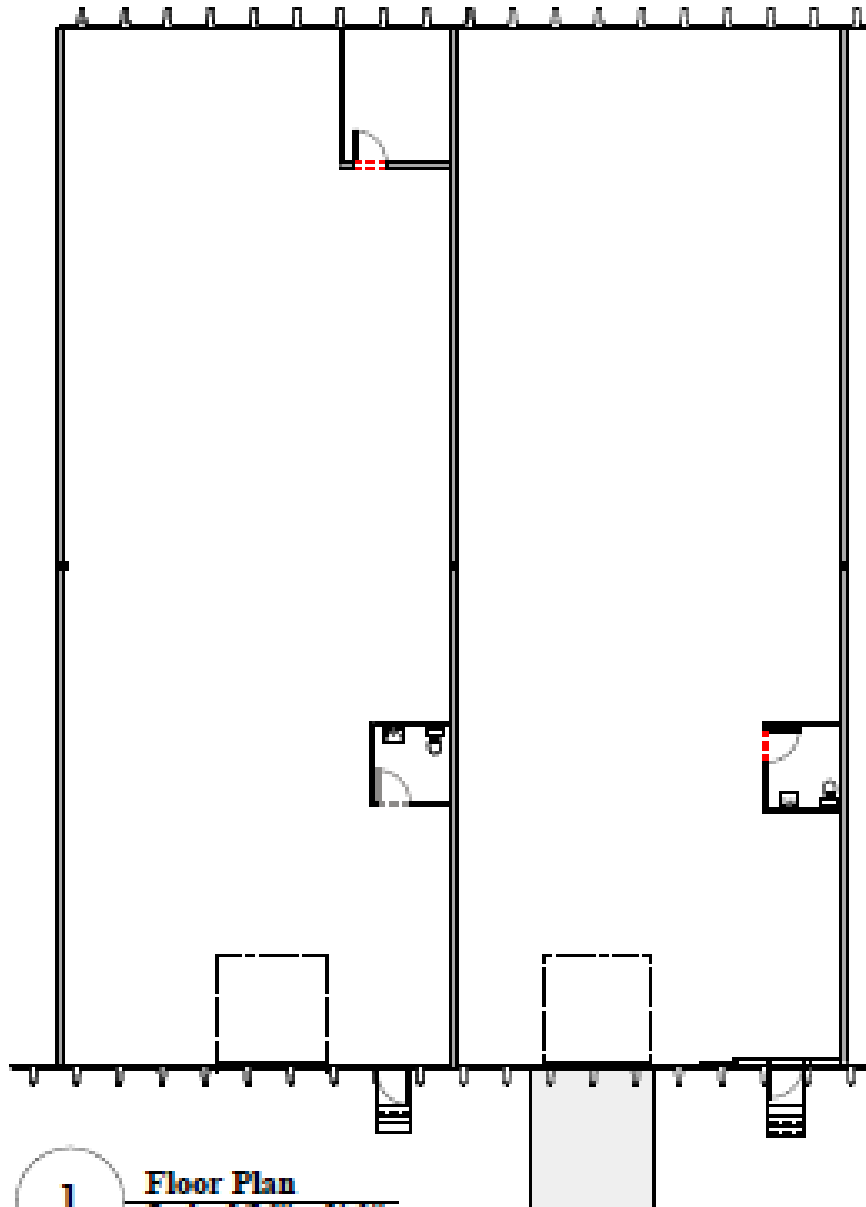
Floor Plan
Scale: 1/16" = 1'-0"

4,649 SF

1390 W Evans
Units 2M & 2N

Unit 2M
4,649 SF

Unit 2N
3,781 SF



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

