

3311-3315 State Street, Evans, CO 80620

6,250-12,500 SF Clear Span on 0.64-1.28 Acres

FOR LEASE



VIDEO

PROPERTY DESCRIPTION

Two freestanding 50' x 125' industrial buildings totaling 12,500 SF on State Street in Evans, just off U.S. Highway 85. Lease both for the full 12,500 SF or take a single 6,250 SF building. Each offers ceiling heights up to 18', grade-level 14' x 14' overhead doors, and finished office buildout ready to occupy. Base rent \$13.50/SF, plus building expenses.

The property features a large yard with room for outdoor storage and laydown of trucks, trailers, and equipment. Sitting just off Highway 85, it offers quick access throughout the region, roughly 3 minutes to the Highway 34 interchange, about 8 minutes to downtown Greeley, and around 25 minutes to I-25. Combined with drive-in loading and a central Evans location, it is a strong, flexible fit for contractors, trades, and distribution users. Call Jesse today to schedule a tour (970-294-9675).

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Available SF:	6,250-12,500 SF
Lot Size (AC):	0.64 - 1.28 AC
Building Size:	12,500 SF
Overhead Doors (14' x 14'):	4 (2x per building)
Clear Height	~16-18'

Jesse Dean

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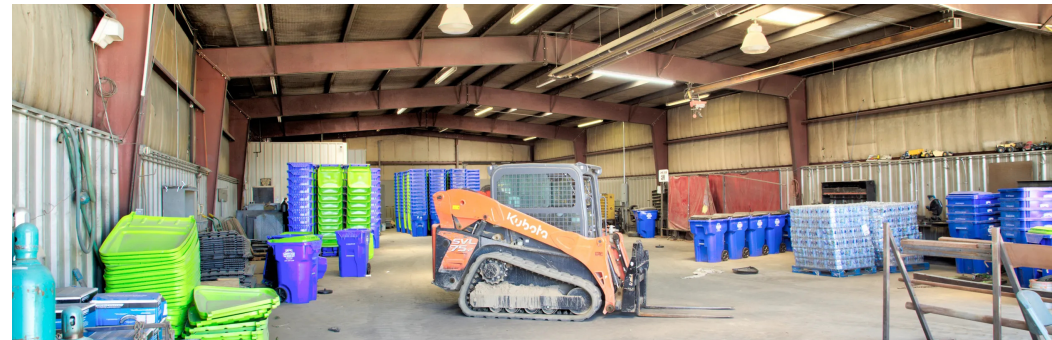
CO #FA.100109875



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2x 14' x 14' Drive-In Doors Per Building (4x total)

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Prime Access Via US-85 and US-34

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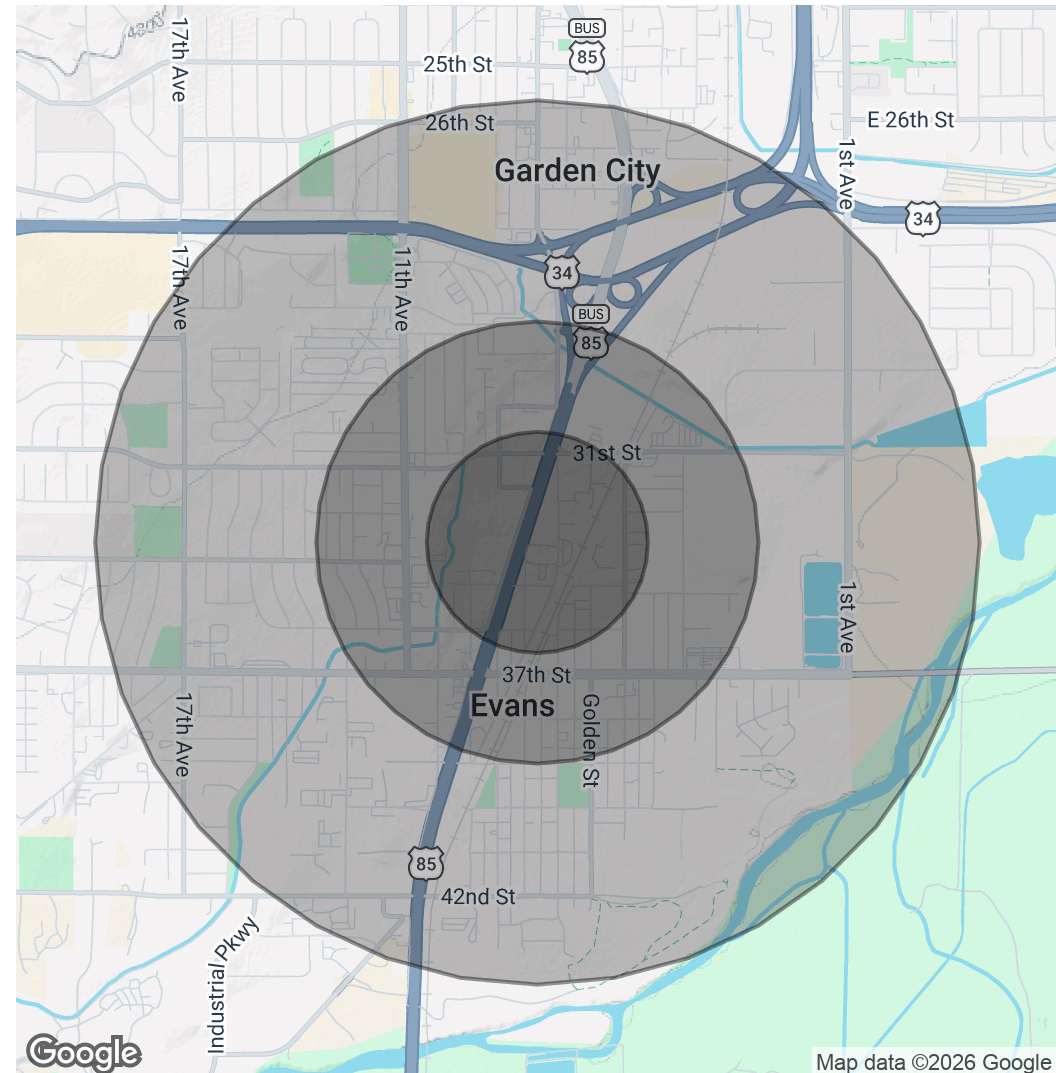
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	555	2,455	10,170
Average Age	27.2	29.3	30.8
Average Age (Male)	24.8	26.6	29.1
Average Age (Female)	28.6	30.9	31.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	192	851	3,556
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$65,930	\$71,287	\$68,334
Average House Value	\$274,842	\$303,120	\$276,070

2023 American Community Survey (ACS)



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