

FOR LEASE

30706 BRYANT DR., UNITS 203A & 204, EVERGREEN, CO

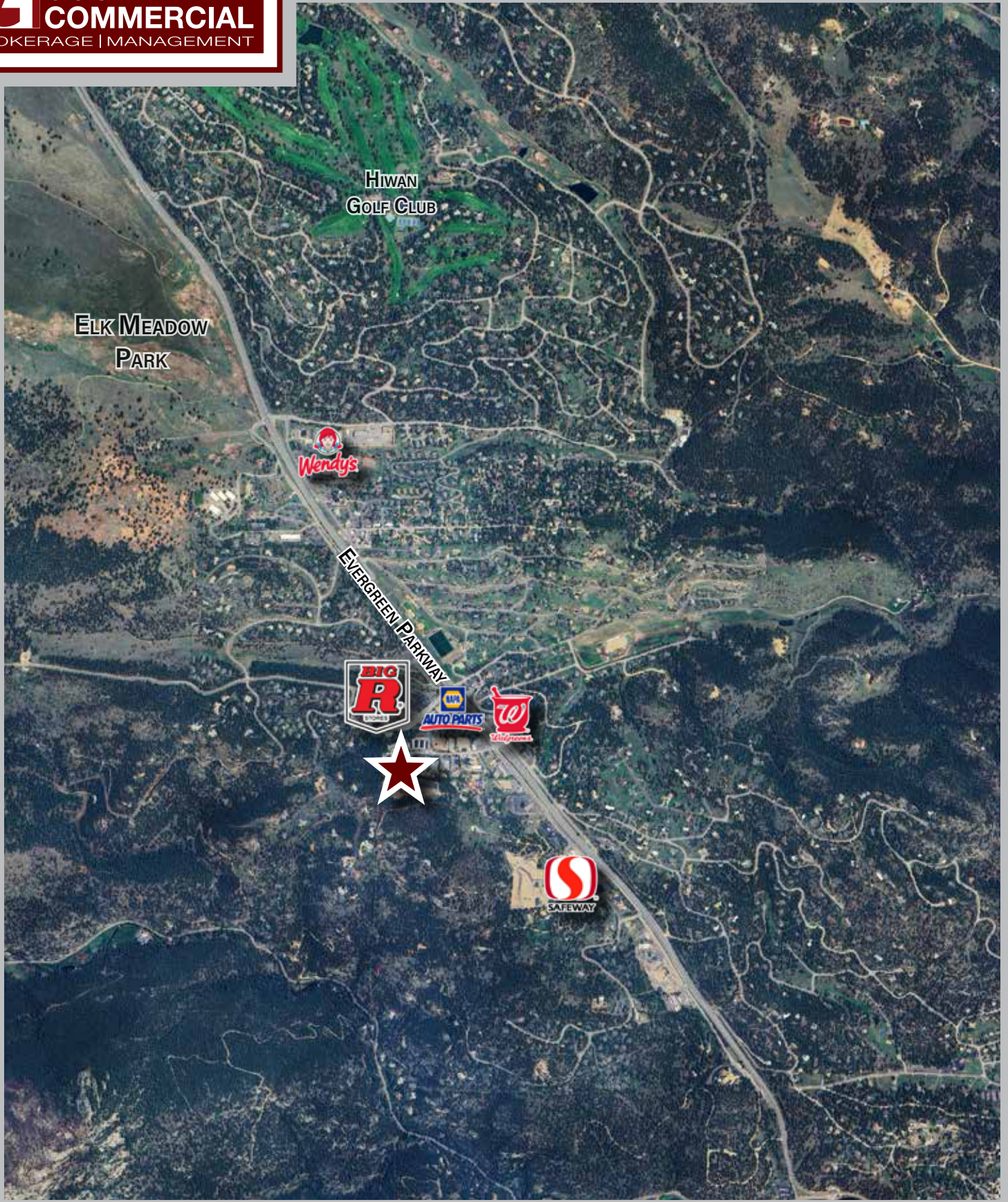


1,944 SF OFFICE/WAREHOUSE
\$13.00/SF + NNN

- Large Drive-In Door
- Fully Sprinklered (Normal Hazard)
- Ample Parking
- Small Office & Restroom
- Easy Access to Evergreen Parkway

Total Building Size:	25,104 SF
Year Built:	1999
Zoning:	PD (Jefferson County)
Property Taxes (2025):	\$3.36/SF
CAM:	\$1.39/SF
Loading:	One 10'x12' Drive-In
Total Site Size:	1.47 Acres
Clear Height:	13'





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