

# 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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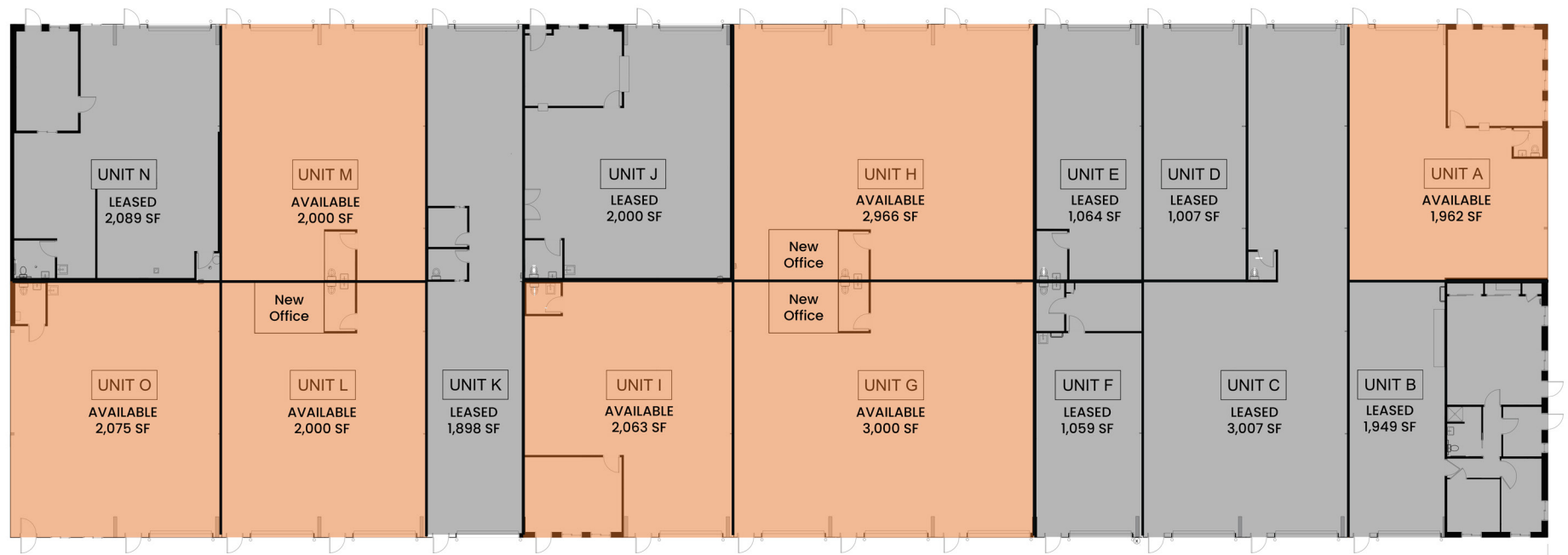
Henry Group Real Estate is pleased to present Shift Apex, 3805 Carson Avenue, Evans, CO 80620 for sale/lease. This functional industrial space is in the Greeley area of the Weld County submarket which is dominated by the agriculture, oil and gas, trucking, and manufacturing industries. The property offers an easy to deconstruct demising wall system which offers unparalleled customization for a user's 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 include bathrooms, offices, monument sign, and exterior paint.

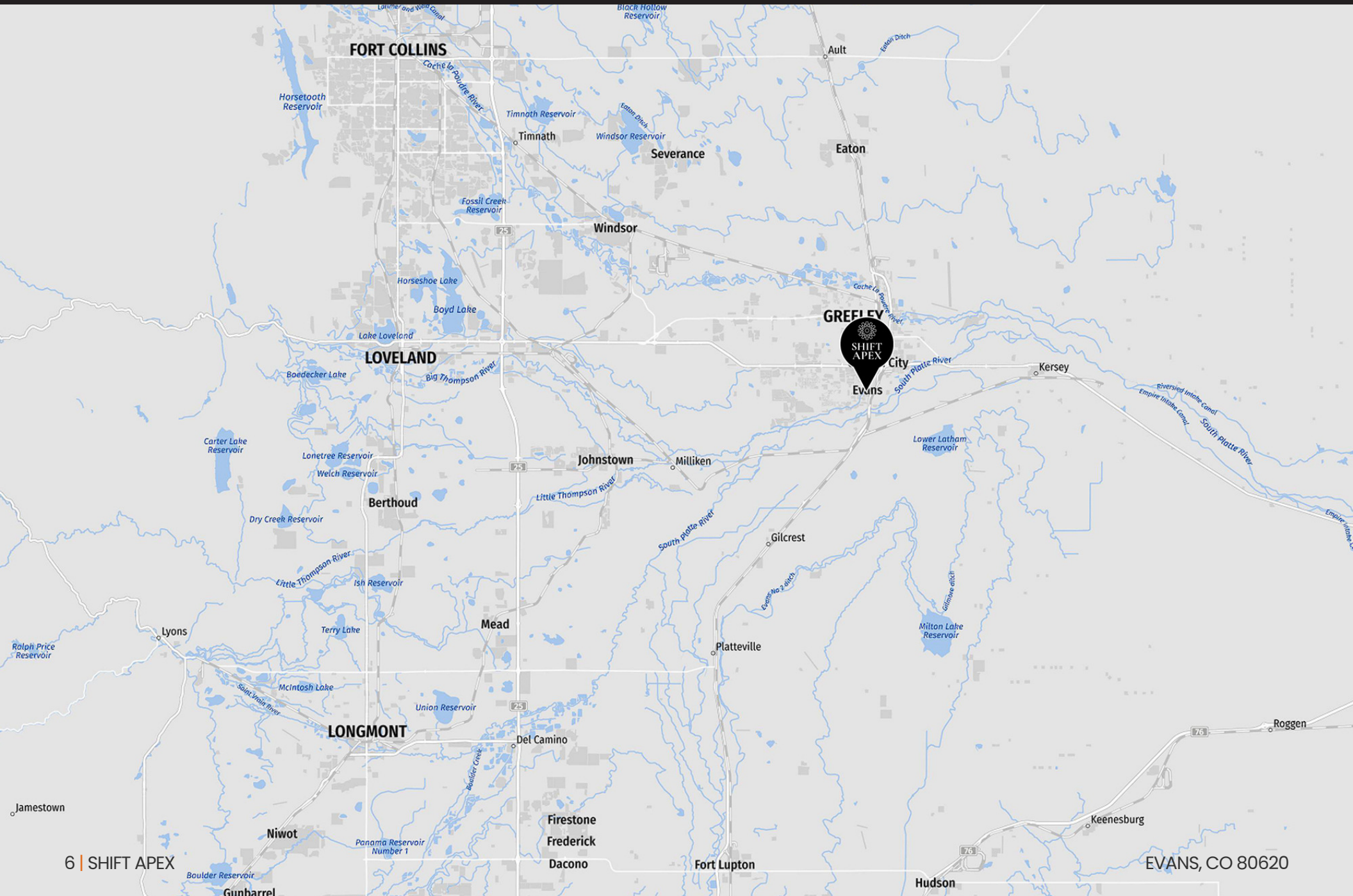
- Small-bay industrial warehousing offers tenants a much-needed operating size for many small businesses.
- Exceptional features including 16'-20' clear height, fenced yard access and twenty-four (24) drive-ins (12' x 14').
- Flexible building layout which offers dynamic solutions to tenant needs.
- 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.

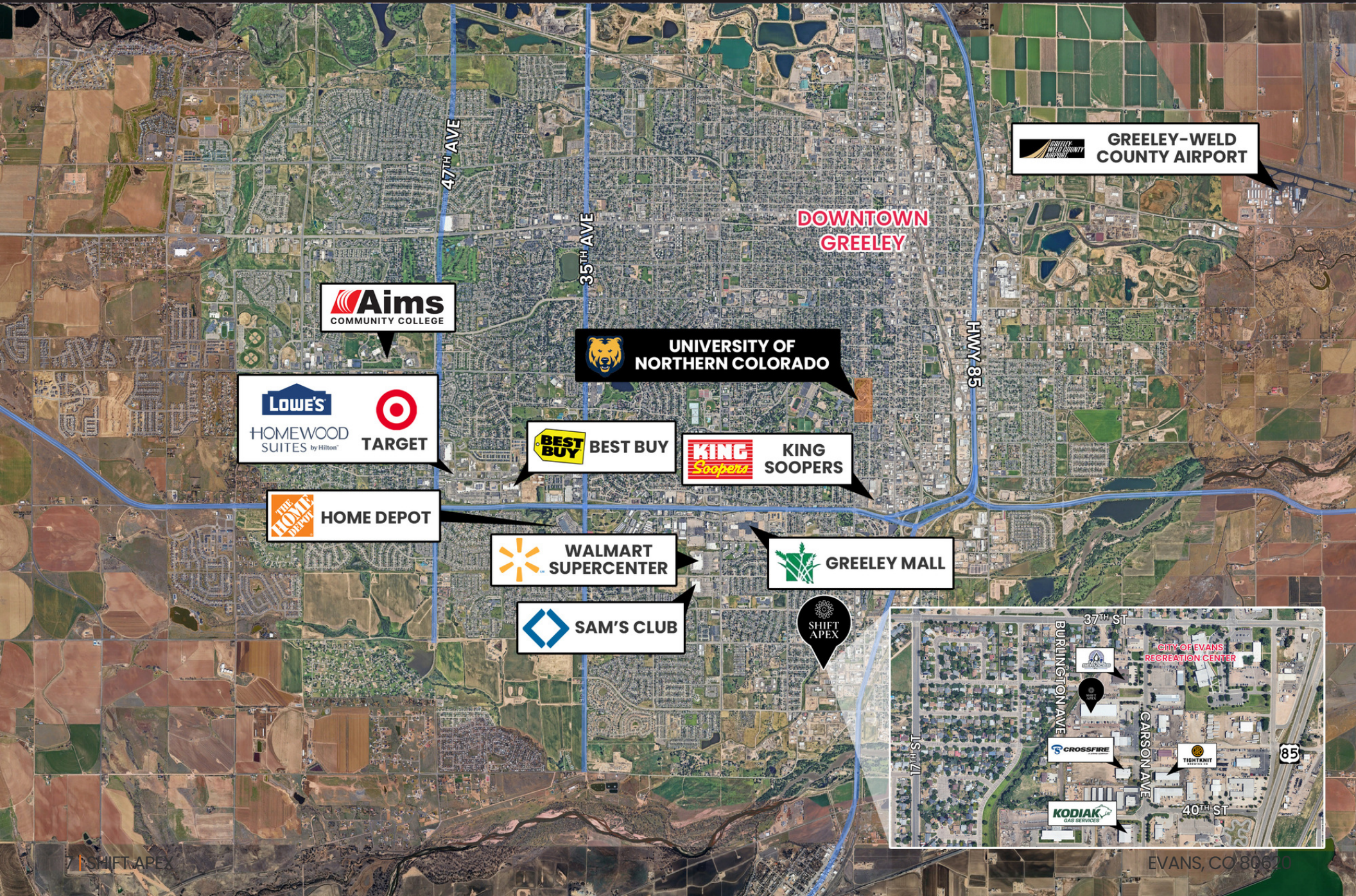


- LEASED
  - AVAILABLE









**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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