

FOR SALE AND LEASE
\$925,000 | NEGOTIABLE NNN



FLOYD HILL BUSINESS PARK

35715 U.S. 40, UNITS D-101-104

Evergreen, CO 80439



AVAILABLE SF

6,184 SF



BUILDING SF

29,272 SF



LOT SIZE

3.09 ACRES

PROPERTY DESCRIPTION

Four (4) first floor R&D Flex Commercial Condo units totaling 6,184 SF for sale or lease in the Floyd Hill Business Park.



YEAR BUILT

1997



PARKING

AMPLE



NNN EXPENSES

\$10.52/SF

PROPERTY HIGHLIGHTS

- R&D flex commercial condos for sale or lease
- Located in the Floyd Hill Business Park
- Currently a CBD/Cannabis processing facility
- Open floor plan supports a multitude of uses
- Flexible zoning, PD-Clear Creek County
- Generous Parking for employees and visitors

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



LOCATION MAP

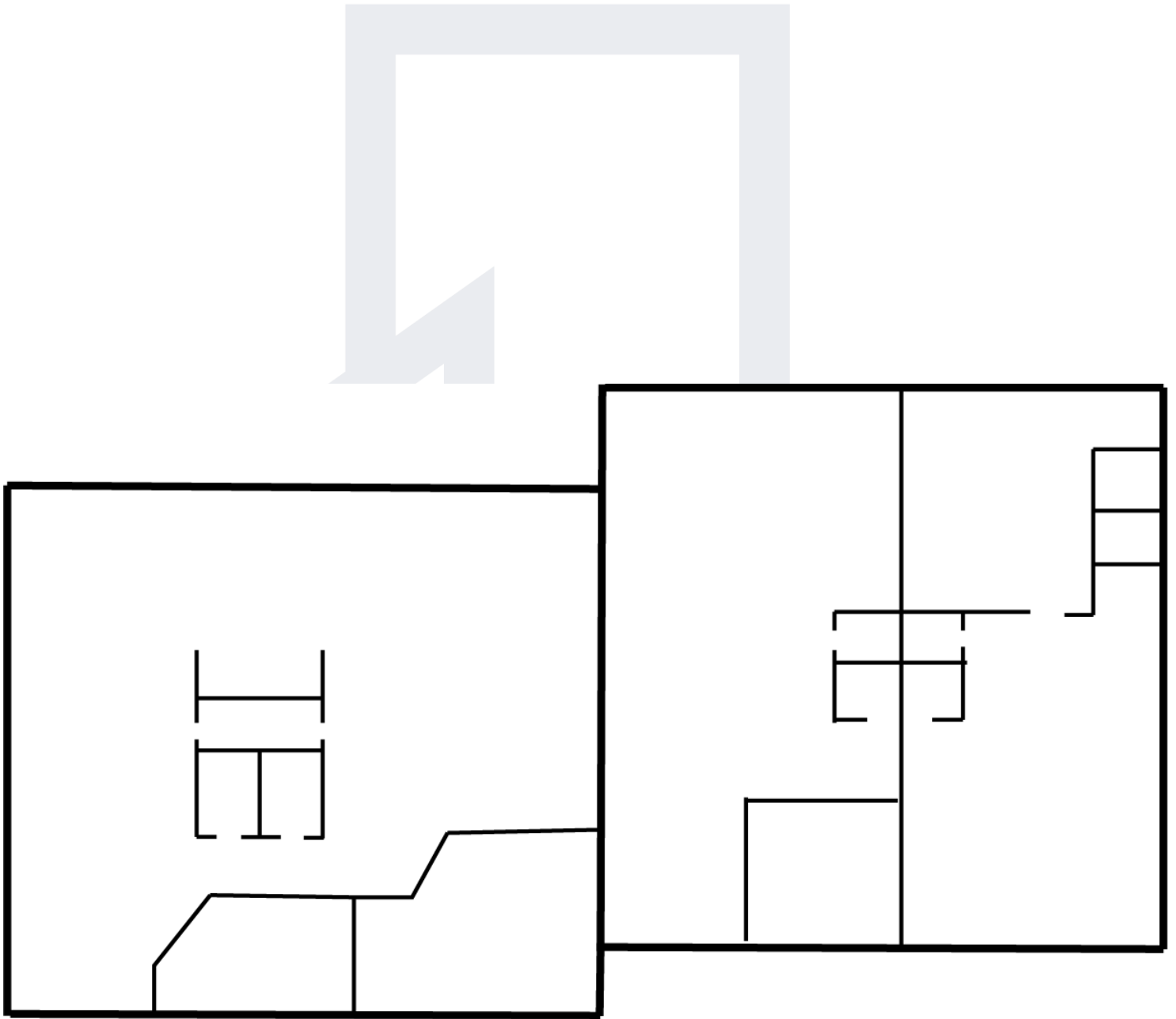


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FLOOR PLAN



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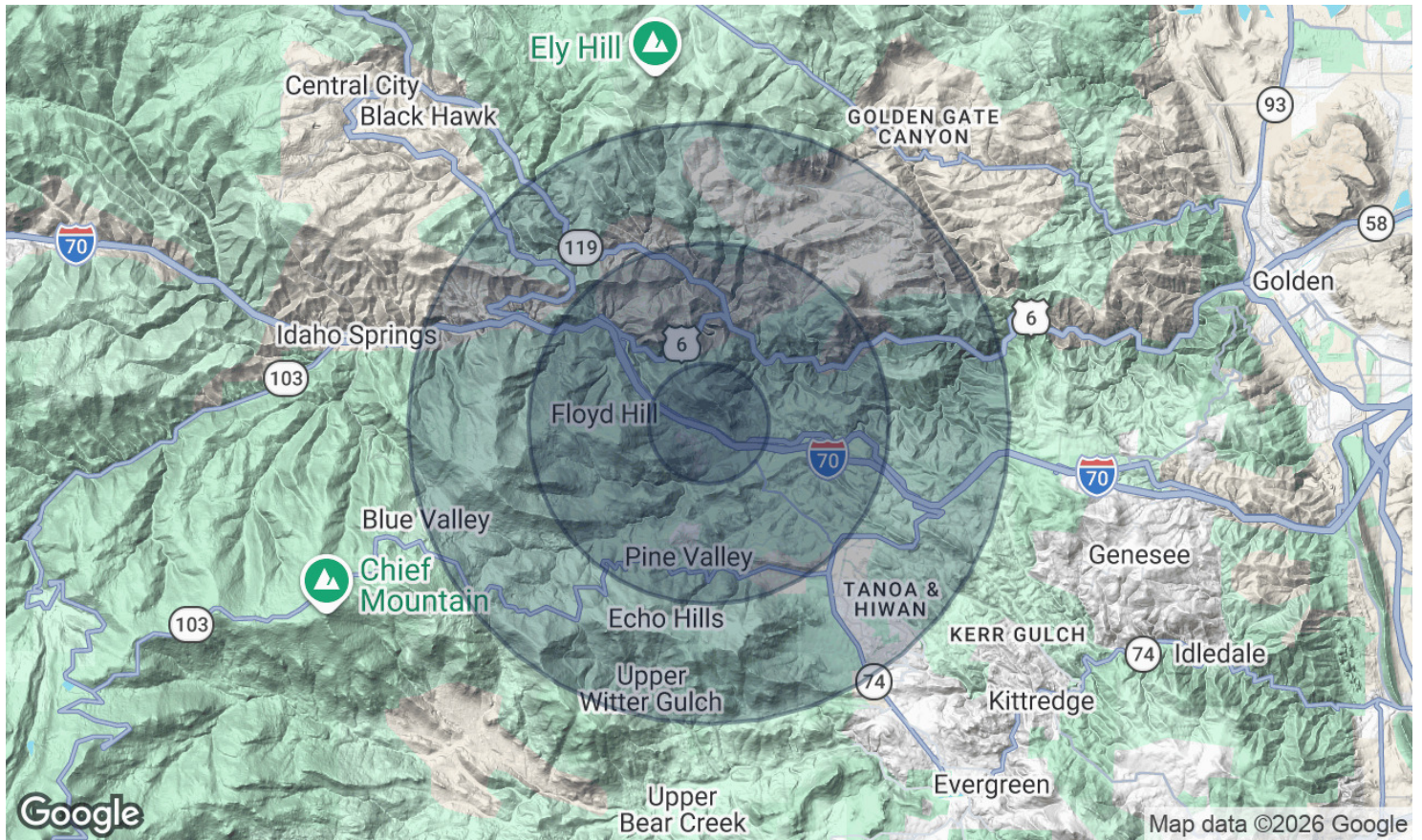
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	457	2,706	7,503
Average Age	47	46	47
Average Age (Male)	47	46	46
Average Age (Female)	46	46	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	201	1,086	3,023
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$204,050	\$227,946	\$217,213
Average House Value	\$961,654	\$1,151,302	\$1,132,836

2020 American Community Survey (ACS)

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