

1630 W Evans Avenue

Denver, Colorado

MICHAEL BLOOM

REALTY COMPANY



AVAILABILITY:

1630 W Evans Unit B.....5,281/SF (\$11.00/SF NNN*)

1630 W Evans Unit H.....4,516/SF (\$11.00/SF NNN*)

*NNN = \$4.40 as of 5/11/26

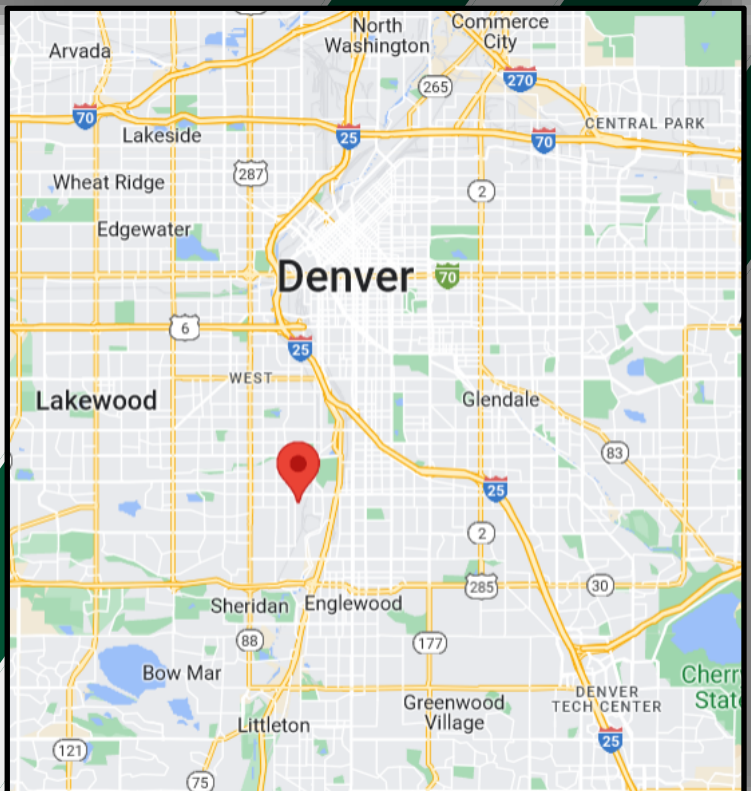


PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL PARK LOCATED ON WEST EVANS AVENUE BETWEEN SANTA FE DRIVE AND FEDERAL BLVD. VERSATILE WAREHOUSE/FLEX SPACE FOR MANUFACTURING & DISTRIBUTION.

IMPORTANT FEATURES:

- GREAT VISIBILITY
- DOCK HIGH & DRIVE IN LOADING
- 18' WAREHOUSE CEILING HEIGHT
- 3 PHASE ELECTRIC
- OFFICE AREA SUBJECT TO CHANGE

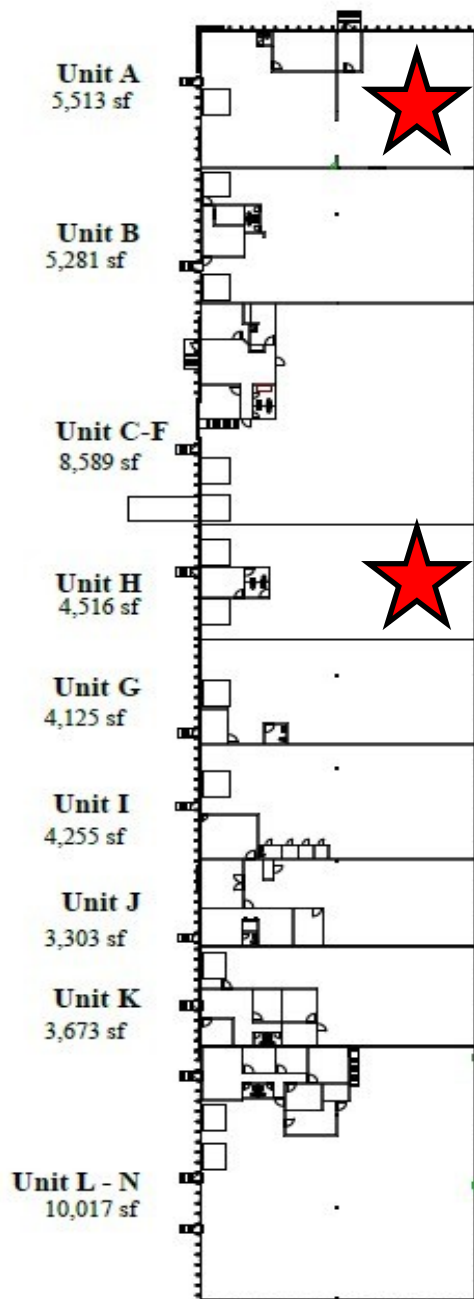


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SPACE AVAILABILITY

Available	Total SQ FT	Loading
Unit B	5,281	Dock High & Drive In
Unit H	4,516	Dock High

1630 West Evans

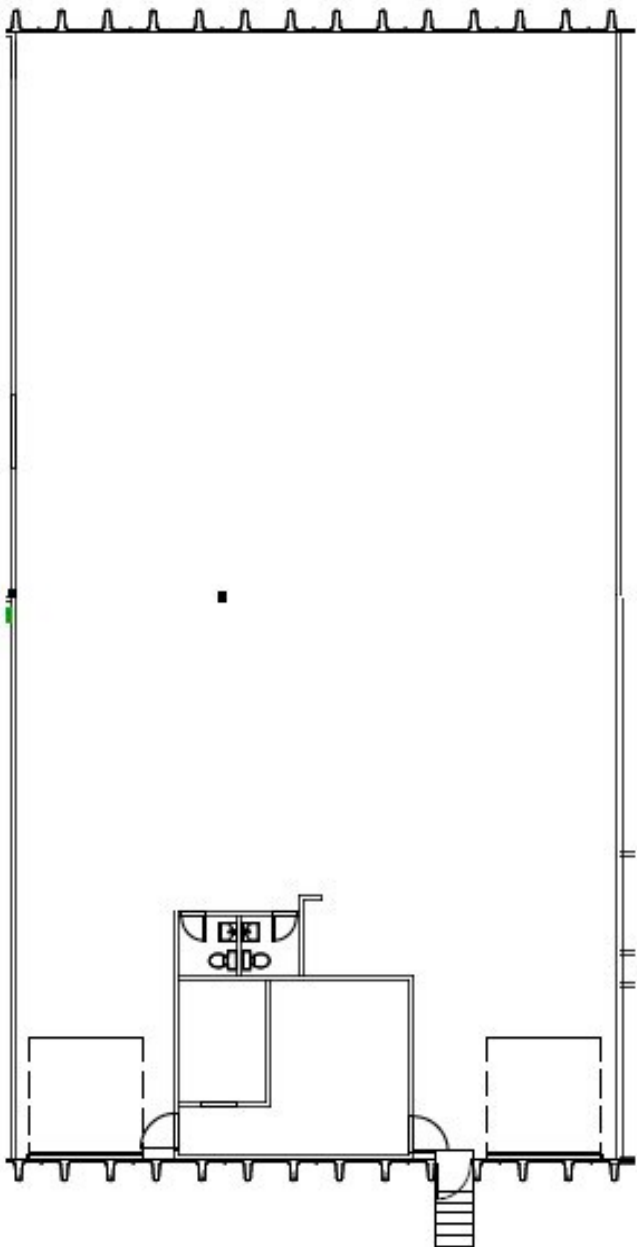


Brokerage Disclosure



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1630 West Evans
Unit B

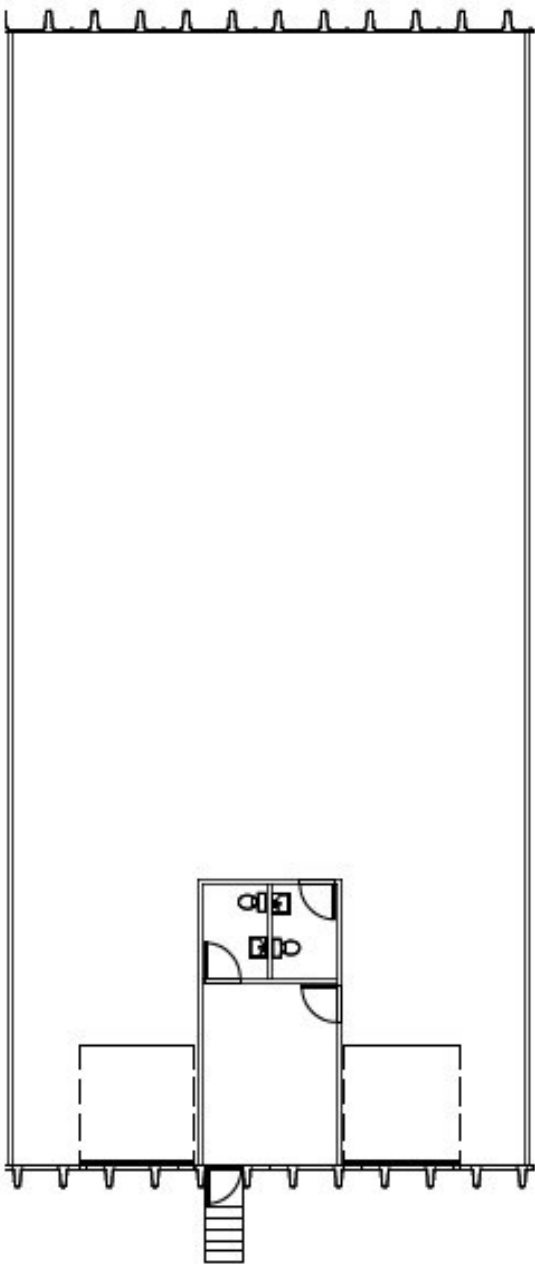


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Floor Plan 5,281 sf
Scale: 1/16" = 1'-0"

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1630 West Evans
Unit H



1 Floor Plan 4,516 sf
Scale: 1/16" = 1'-0"