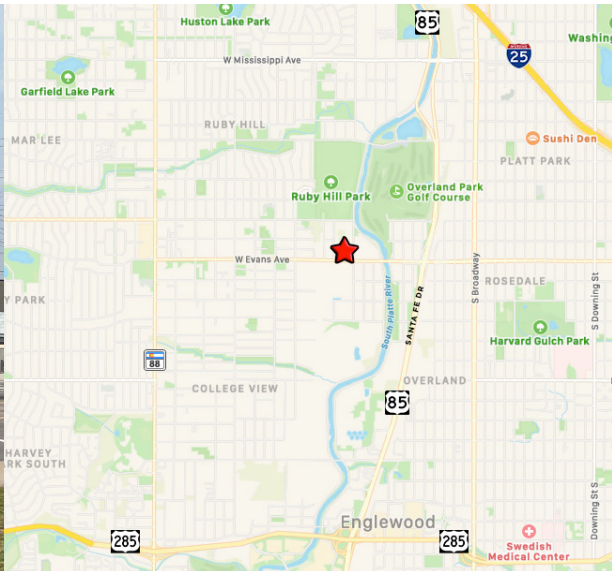


FOR SALE OR FOR LEASE

INDUSTRIAL BUILDING WITH YARD

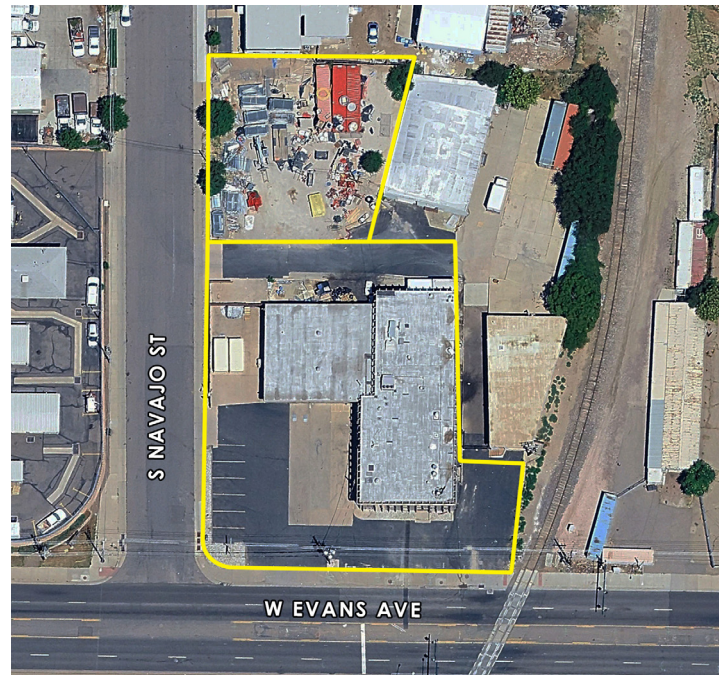
1331 West Evans Avenue, Denver, Colorado 80223



- Purchase Price:** \$2,800,000 (\$157.31/SF) - Building
\$ 350,000 (\$34.90/SF) - Yard/ Land*
\$3,150,000
**only available w/purchase of building*
- Building Size:** 10,403 SF Main Level (± 500 SF office)
1,056 SF Mezzanine (offices)
11,459 SF Total For Lease
6,340 SF Lower Level Offices
17,799 SF Total For Sale
- Fenced Yard Area:** 10,030 SF (separate parcel - 2058 Navajo St)
- Use:** Industrial (I-B Zoning)
- Rate:** \$10.95 / SF NNN
- Est. NNN:** \$4.00 / SF / YR for 2026
- Availability:** Immediately
- Signage:** Building signage available; Pylon signage available
- Warehouse ceiling:** 14' - 18' clear height
- Loading doors:** 3 dock high doors; 1 half dock; 2 drive-in doors
- Parking:** Ample
- Sprinklers:** 100%
- Power:** 800A / 480V / 208V / 3 Phase (Buyer to verify)
- Water:** 1 1/2" tap

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	11,552	170,092	453,242
EMPLOYEES:	9,571	73,124	332,798
HOUSEHOLDS:	4,682	72,877	213,708
AVG. HH INCOME:	\$124,002	\$137,204	\$139,680



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For more information, contact: **Todd Rosen**

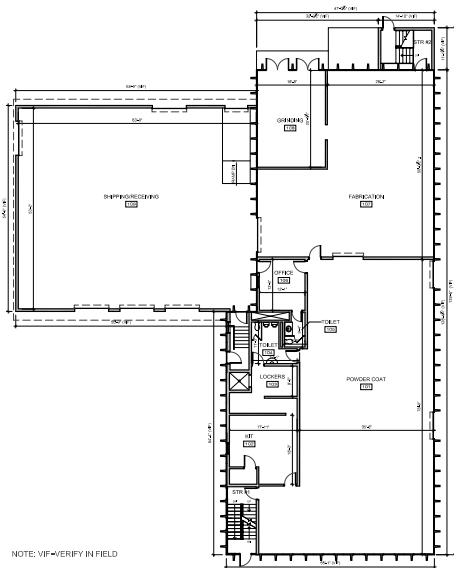
303-912-8200

todd@elevatecre.com

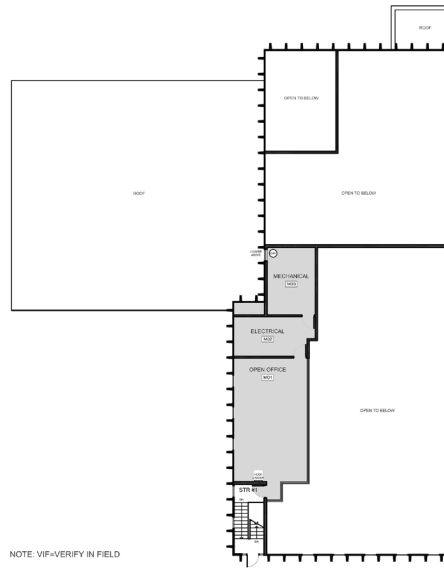
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INDUSTRIAL BUILDING WITH YARD

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MAIN LEVEL



MEZZANINE LEVEL



YARD AREA

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