



DOUBLE BROKER COMMISSION  
On new leases at asking rate and standard terms\*

New Tenant Finishes and Motivated Ownership!



## SHIFT APEX

3805 Carson Avenue  
Evans, CO 80620

## LEASE RATE

\$12.00/SF NNN

## NNN RATE

\$5.67/SF (Estimated 2026)

## TOTAL SPACE AVAILABLE

1,962 SF - 16,066 SF

## CLEAR HEIGHT

16' - 20'

## LOADING

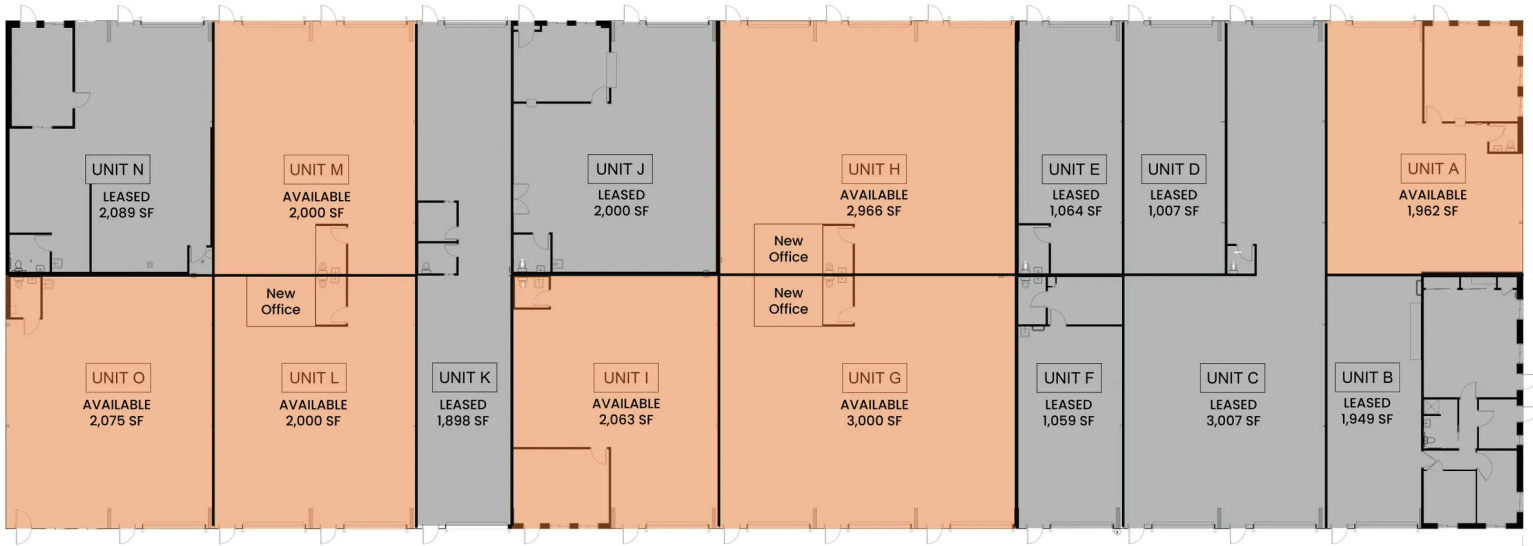
Drive-In Doors (12'x14')

## HIGHLIGHTS

- 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.

*\*Register your tour in advance. Reduced rent or added concessions may reduce the bonus. Offer subject to change. Full terms from listing brokers.*

## FLOOR PLAN



## ADDITIONAL INFORMATION & IMAGES

**BUILDING SIZE**  
30,175 SF

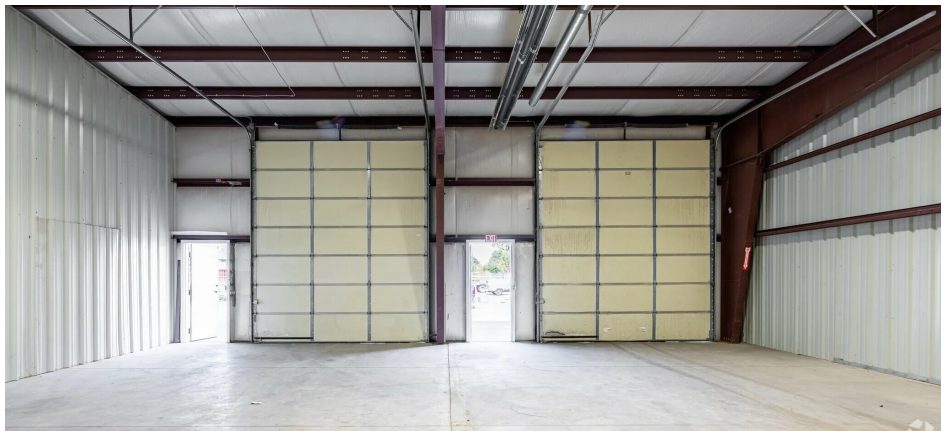
**SITE SIZE**  
76,230 SF | 1.75AC

**YEAR BUILT/RENOVATED**  
2004/2025

**ZONING**  
I-3 (Heavy Industrial)

**POWER**  
400 Amp, Single Phase

**HEATER**  
Gas-Fired Unit Heaters +  
Radiant Heating



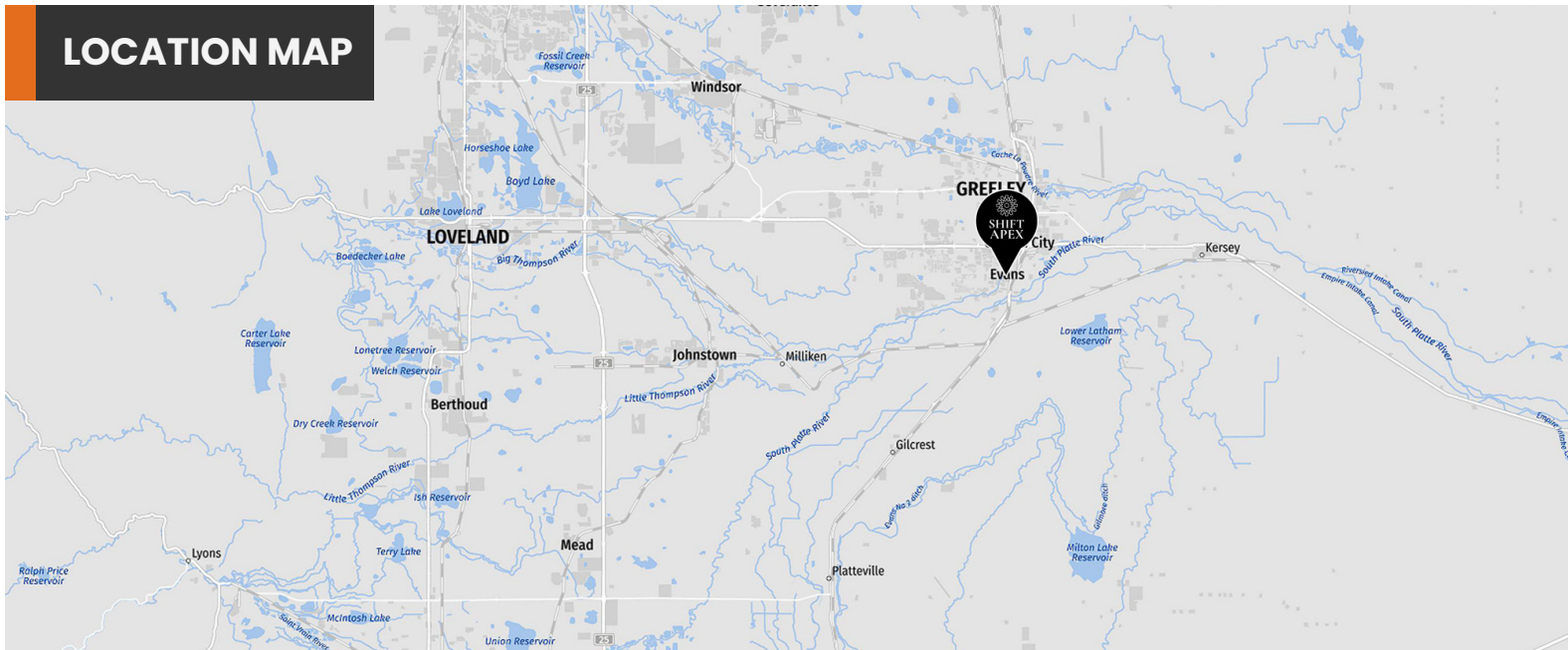


# OFFICE/WAREHOUSE FOR LEASE

## RETAIL MAP



## LOCATION MAP





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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