

1200 W. EVANS AVENUE

DENVER, COLORADO

Gruber Commercial Real Estate Services | 209 Kalamath Street, #7 Denver, CO 80223 | Tel: 720-320-0366



Retail Showroom/Warehouse For Lease

AVAILABLE SPACE: 7,261 SF

PROPERTY HIGHLIGHTS

- Free-standing building
- One-half mile west of Santa Fe Drive on Evans Avenue
- Fenced storage yard
- One drive-in door
- Great street signage on hard corner with traffic light
- Traffic: 36,848 vehicles/day along W. Evans Avenue

LEASE RATE:
\$9.50/SF NNN

Steve Fletcher, CCIM

Industrial Specialist

Cell: (720) 320-0366

steve@grubercre.com

Gruber

Commercial Real Estate Services

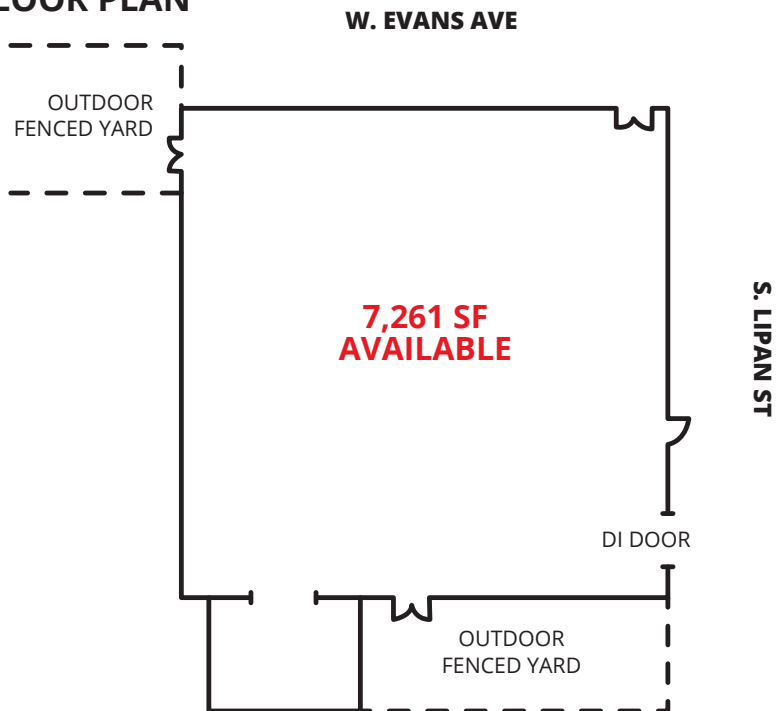
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FLOOR PLAN



PROPERTY DETAILS

- Available Space: 7,261 SF
- Building Size: 7,261 SF
- Taxes: \$1.98/SF
- Insurance: \$0.30/SF
- Water/Sewer & Storm: \$0.25/SF
- Lot Size: 23,141 SF (0.5 acres)
- Parking: 20 spaces (2.75:1,000 SF)
- Drive-In Door: 1 (8'x10')
- YOC: 1966
- Zoning: I-A

AERIAL



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