

INDUSTRIAL FACILITY FOR LEASE

4301 INDUSTRIAL PARKWAY
EVANS, CO 80620

LARGE YARD



±1.81 ACRES

PROPERTY FEATURES

BUILDING SIZE:	±13,120 SF
OFFICE SPACE:	±9,120 SF Can be reduced to ±4,000 SF
WAREHOUSE:	±4,000 SF
LOT SIZE:	±1.81 ACRES
ZONING:	I-1
YEAR BUILT:	2003
CLEAR HEIGHT:	22'



ECONOMIC DATA

LEASE RATE: \$12.50 PSF NNN

AVAILABLE: IMMEDIATELY

Ron Weber, SIOR | Principal
rweber@lee-associates.com
C 303.717.2861

Alex Clark | Vice President
aclark@lee-associates.com
C 720.375.5122

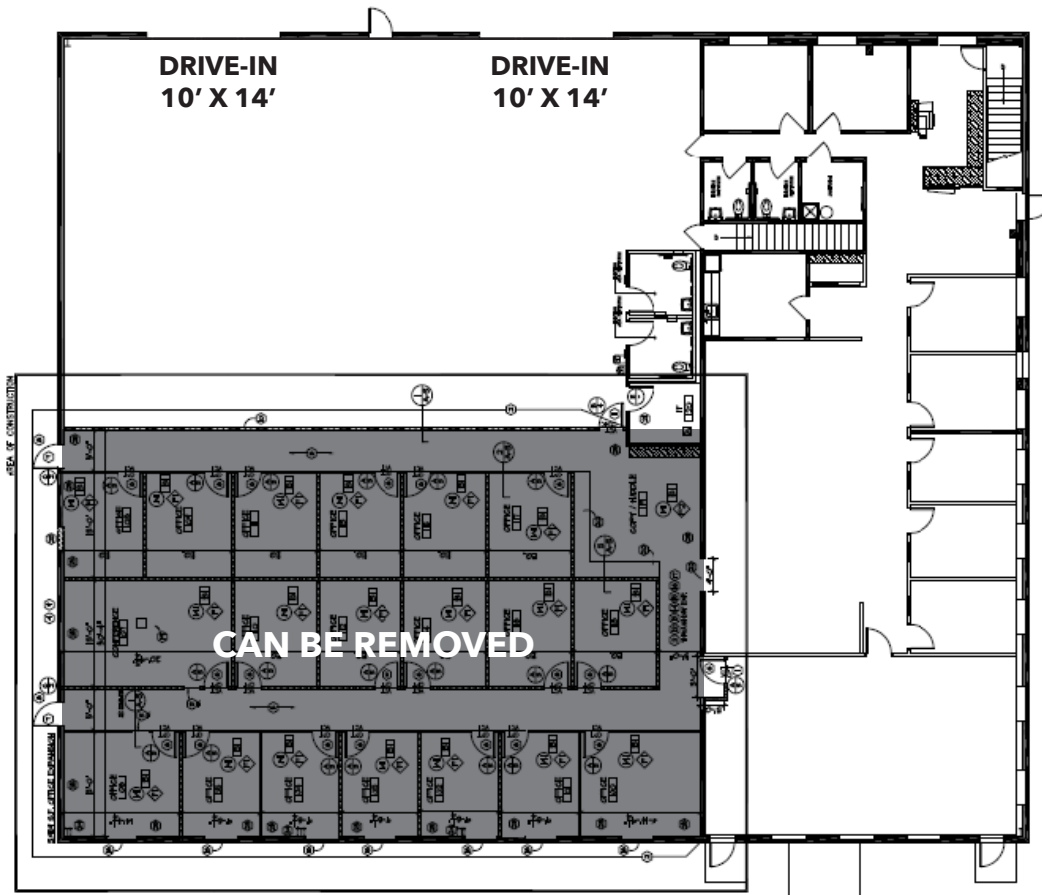
Zach Propst | Associate
zpropst@lee-associates.com
C 720.415.2761

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FLOOR PLAN



AERIAL



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rwebert@lee-associates.com
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