

Space Available

4,400 SF

Lease Rate:

\$15.50 / SF NNN

NNN Rate:

\$5.00 / SF

*INDUSTRIAL/FLEX WITH FENCED OUTSIDE YARD FOR LEASE*

- Excellent location with nearby access to Highway 85
- Large fenced outside yard
- Ample parking
- Zoned Industrial
- (3) 14' Drive-In Doors

1510 44TH STREET  
UNIT #2  
EVANS, CO 80620

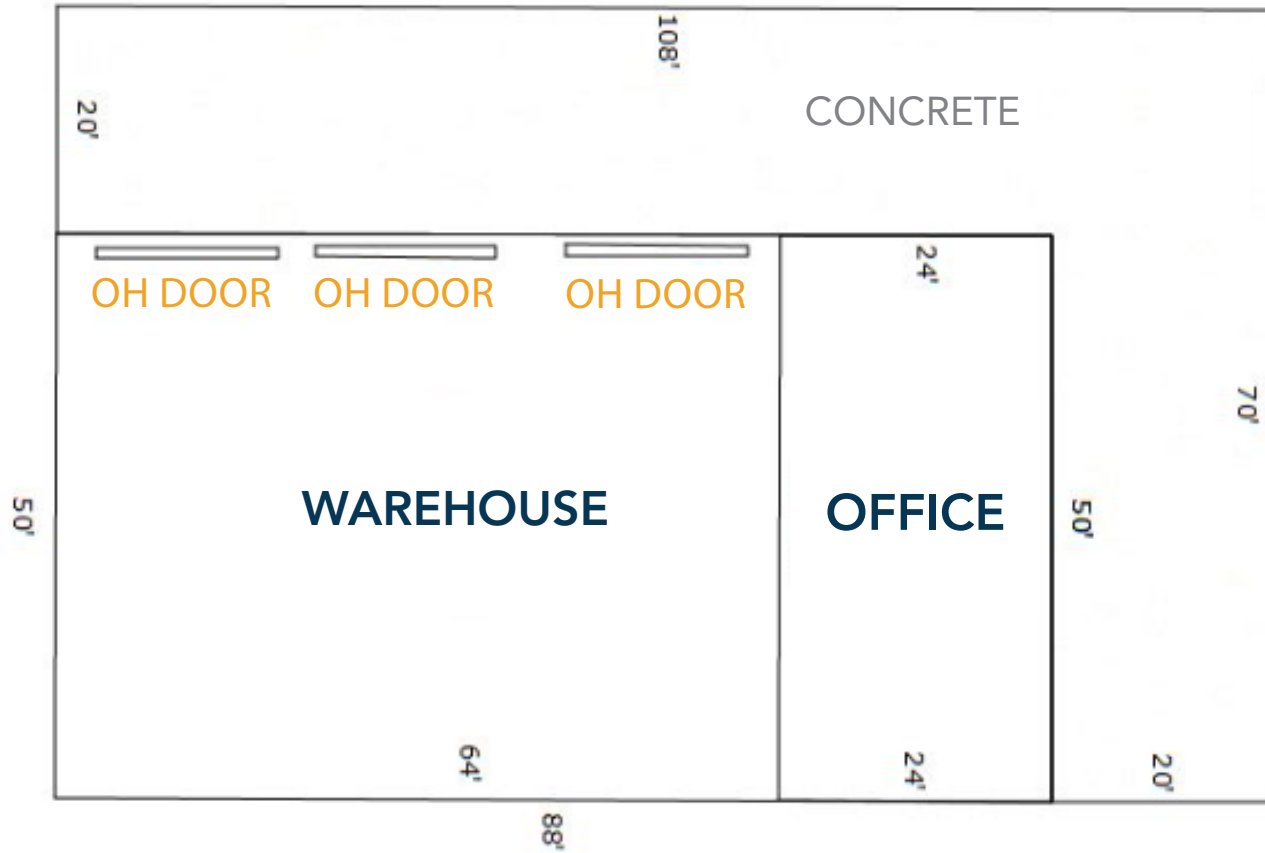
FENCED OUTSIDE YARD  
ZONED INDUSTRIAL  
2018 CONSTRUCTION  
14 FT OVERHEAD DOORS



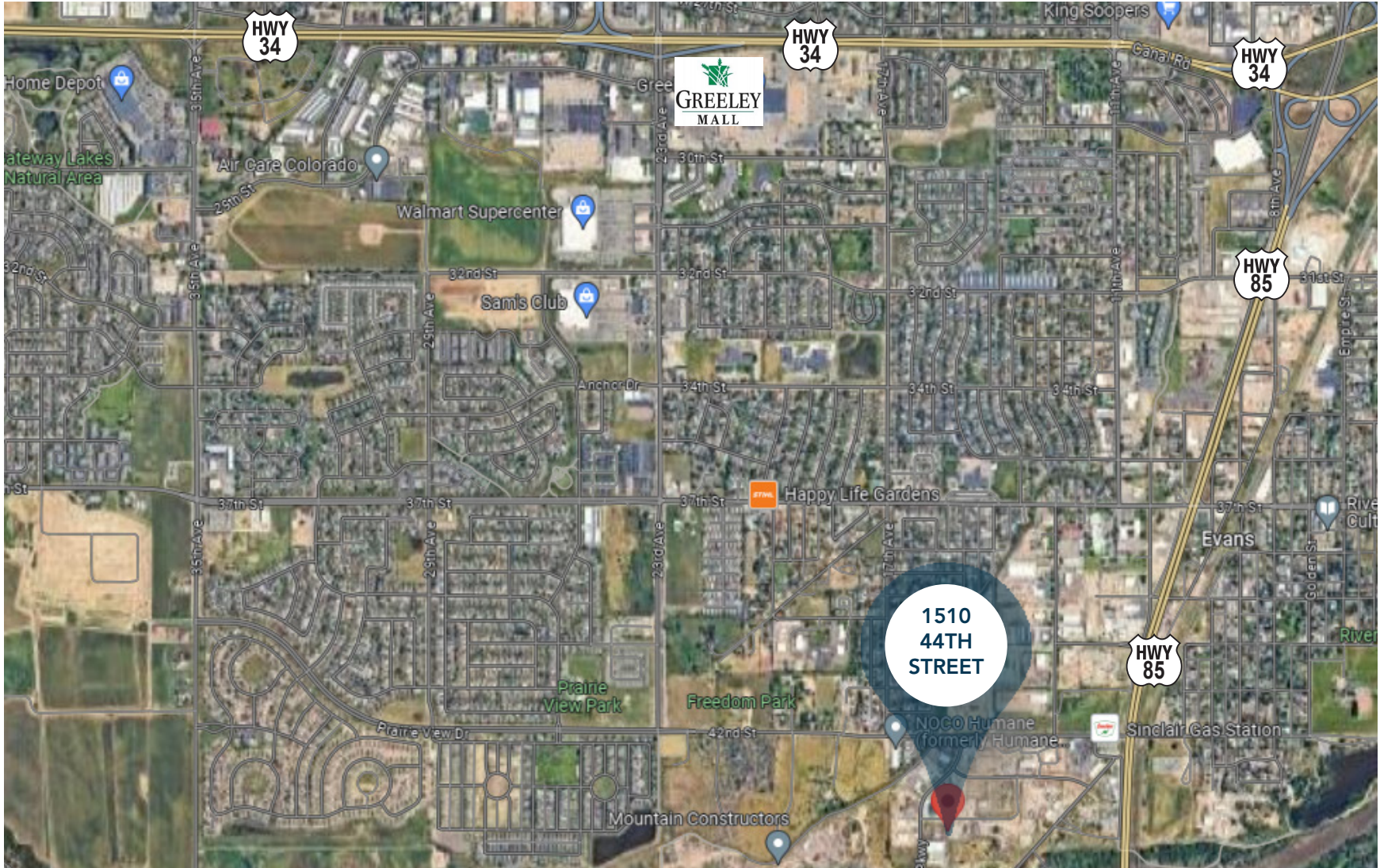
# PROPERTY PHOTOS



# FLOORPLAN



# 1510 44TH STREET — REGIONAL MAP



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.