

For Sale or Lease

Industrial Space

Downtown
Denver



85

Santa Fe Dr.

Cherokee St.

W. Evans Ave.

Leasing Incentives Available

Highlights

- > **New Improvements Underway**
 - Lights
 - Windows
 - Office Area
 - Painting
- > Heavy Power
- > Corner Lot
- > S. Broadway Location

Contact us:

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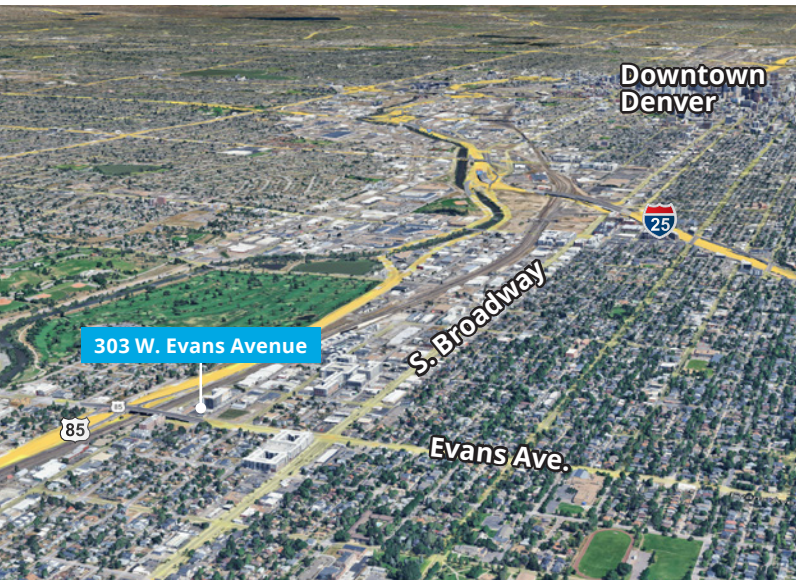
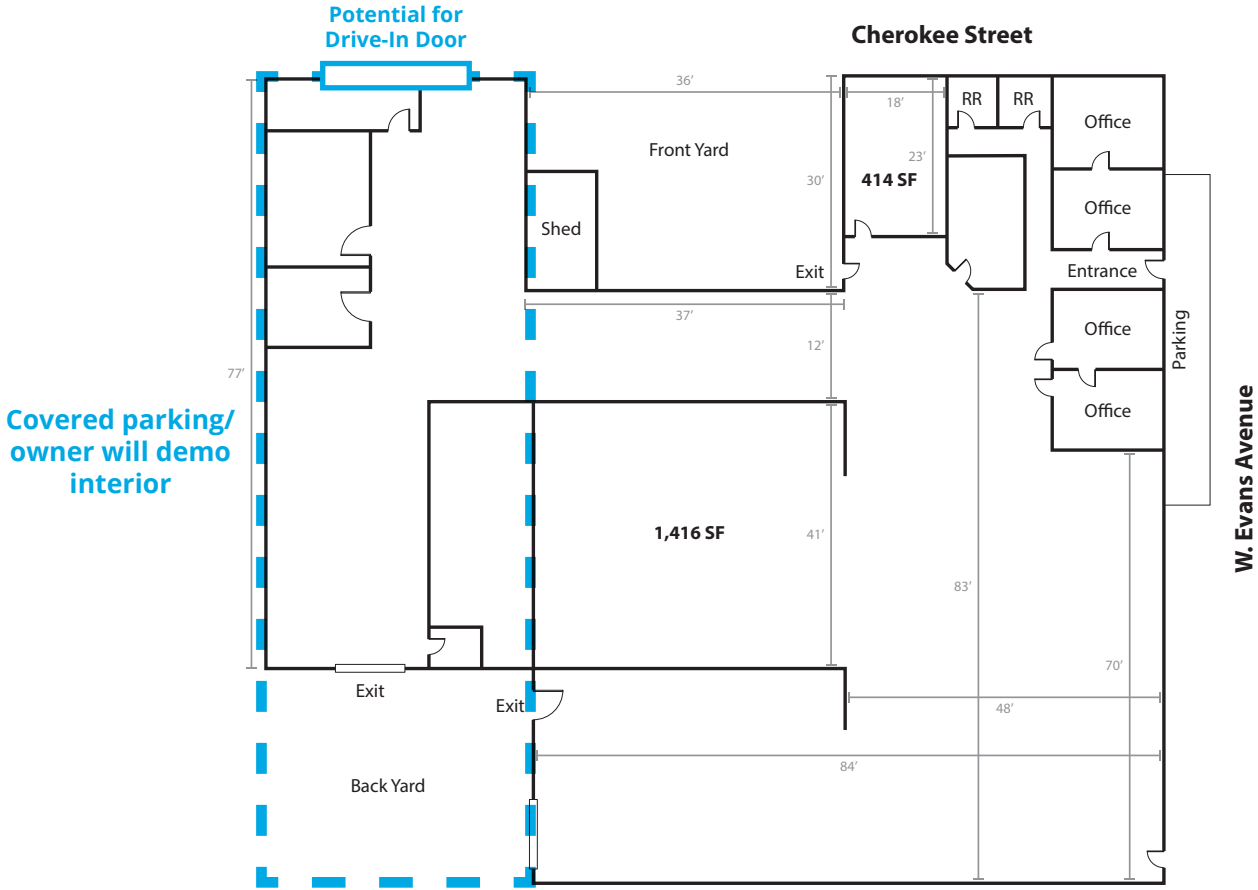
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303 W. Evans Avenue Denver, CO 80223

Available:	Immediately
Size:	13,866 SF
Sales Price:	\$2,773,200 (\$200/SF)
Lease Rate:	\$12.12/SF (Modified Gross)
Loading:	Oversized Drive-In
Power:	Heavy
Clear Height:	Varies (+12.5')
Taxes:	\$32,222.54 (2025)

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