



REDUCED PRICE!

~~\$5,850,000~~

\$5,750,000

SHIFT APEX

3805 Carson Avenue Evans, CO 80620

Shift Apex is a recently renovated 30,175 SF small-bay industrial building on 1.75 acres in the Weld County submarket — a rare chance for an owner-user to occupy just over 50% of the building while existing rental income helps cover debt service.

HIGHLIGHTS

- Rare owner-user opportunity: occupy just over 50% of the building and let existing rental income help cover debt service, with potential SBA financing.
- Small-bay configuration serves the deepest, most durable tenant pool in the market — the small businesses driving Weld County's agriculture, oil and gas, trucking, and manufacturing economy.
- Functional specs command rent and limit competition: 16'–20' clear height, twenty-four (24) 12' x 14' drive-ins, fenced yard, drive-around access, and 400-amp power.
- Renovated in 2025 with a de-constructible demising wall system, allowing suites to be resized to meet demand while limiting near-term capital needs.

OFFICE/WAREHOUSE FOR SALE

BUILDING SIZE

30,175 SF

CLEAR HEIGHT

16' - 20'

LOADING

I-3 (Heavy Industrial)

SITE SIZE

76,230 SF | 1.75AC

**YEAR BUILT/
RENOVATED**

2004/2025

ZONING

I-3 (Heavy Industrial)

POWER

400 Amp, Single Phase

HEATER

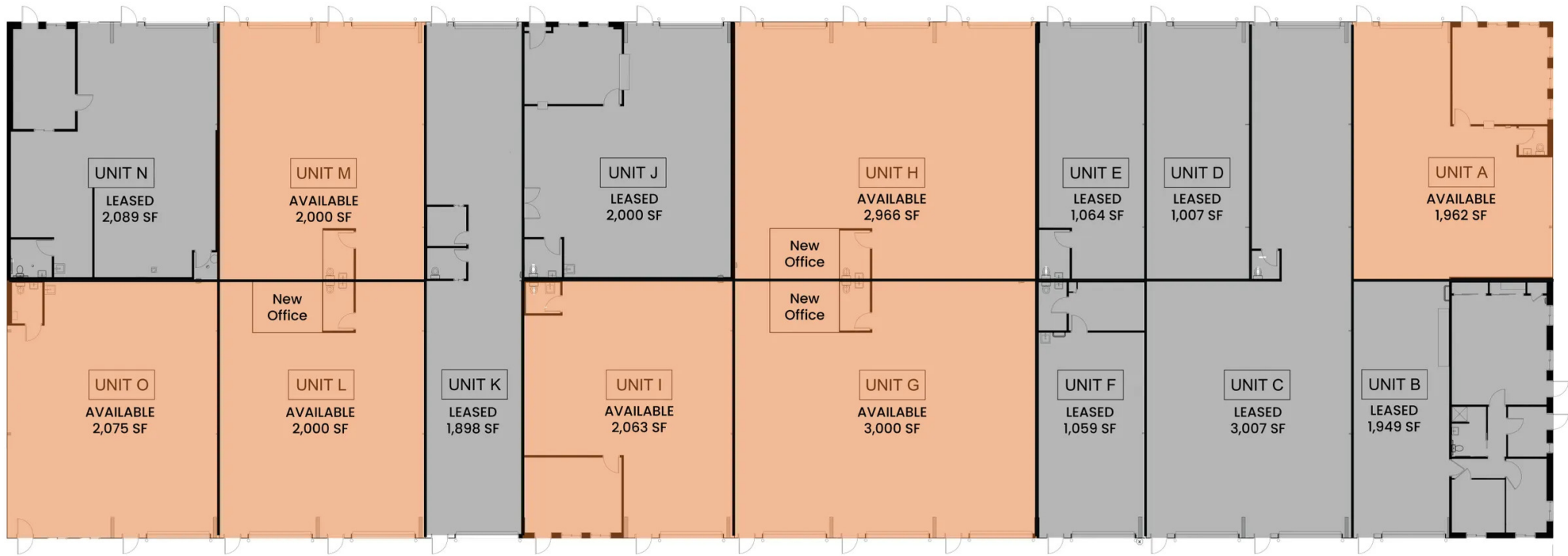
Gas-Fired Unit Heaters +
Radiant Heating

YARD

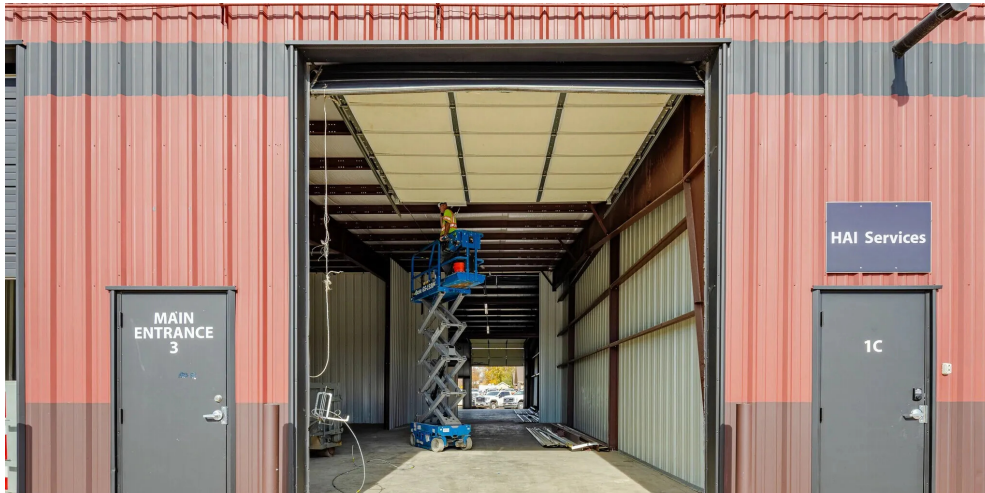
Fenced & Secured



FLOOR PLAN



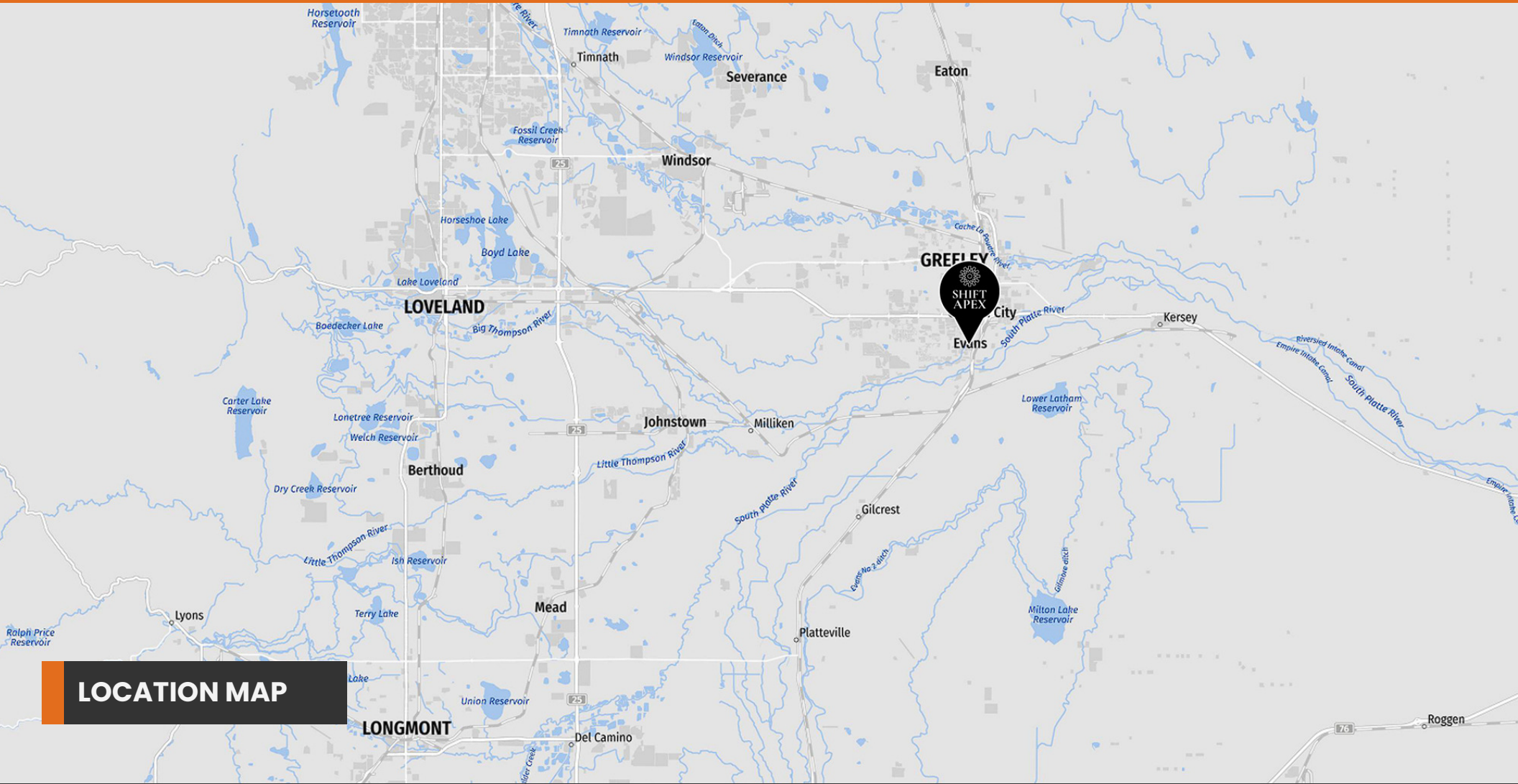




OFFICE/WAREHOUSE FOR SALE



OFFICE/WAREHOUSE FOR SALE



LOCATION MAP

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