

# 1610 W Evans Avenue

Denver, Colorado

**MICHAEL BLOOM**  
REALTY COMPANY



## AVAILABILITY:

**1610H.....10,498 SF**  
**(\$11-14/SF + NNN\*)**

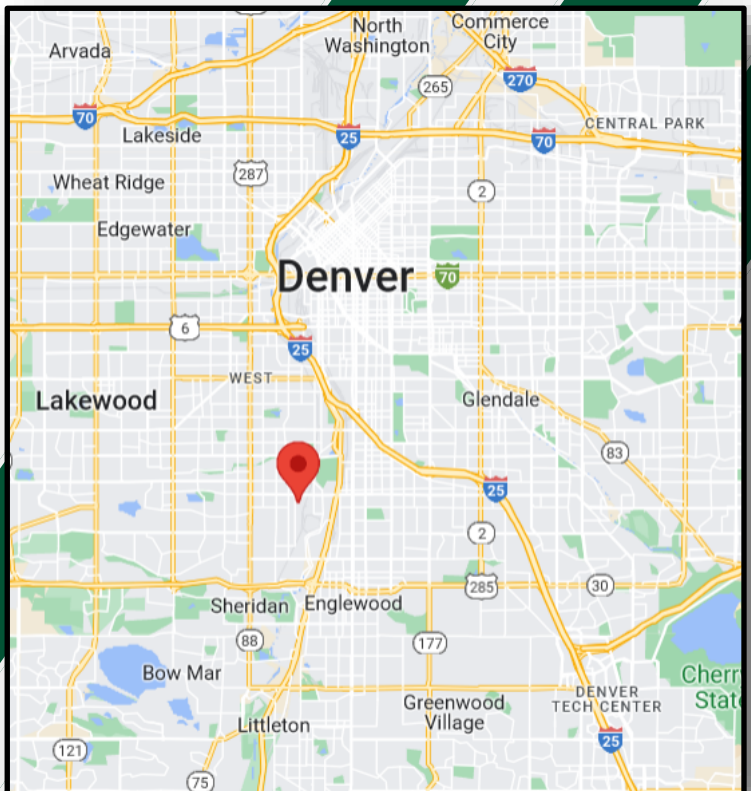
\*NNN's = \$4.40/SF as of 05/11/26

## PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL PARK LOCATED ON WEST EVANS AVENUE BETWEEN SANTA FE DRIVE AND FEDERAL BLVD. VERSATILE WAREHOUSE/FLEX SPACE FOR MANUFACTURING & DISTRIBUTION.

## IMPORTANT FEATURES:

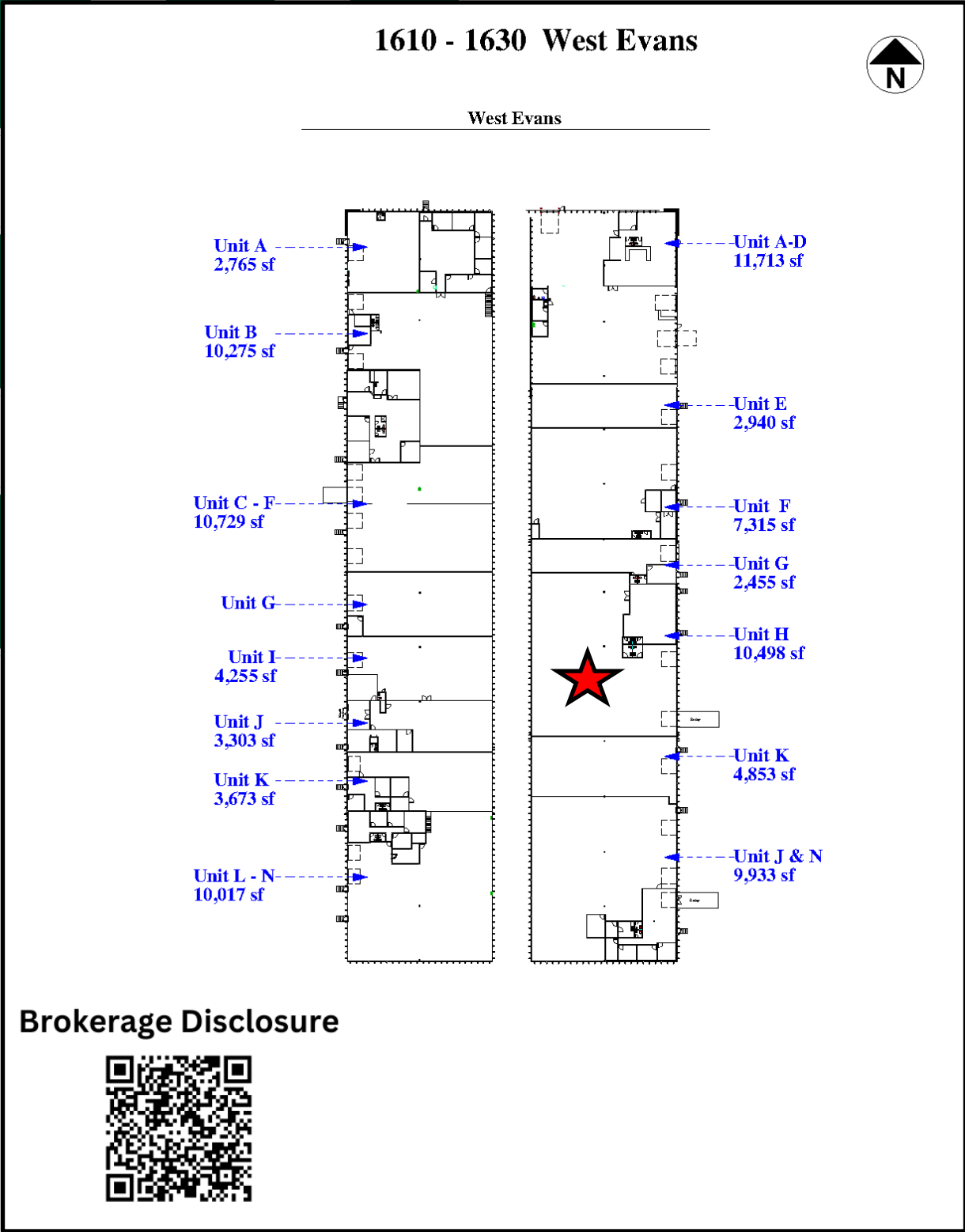
- GREAT VISIBILITY
- DOCK HIGH (1) LOADING— CAN ACCOMMODATE 53' TRAILER
- 18' WAREHOUSE CEILING HEIGHT
- 3 PHASE ELECTRIC



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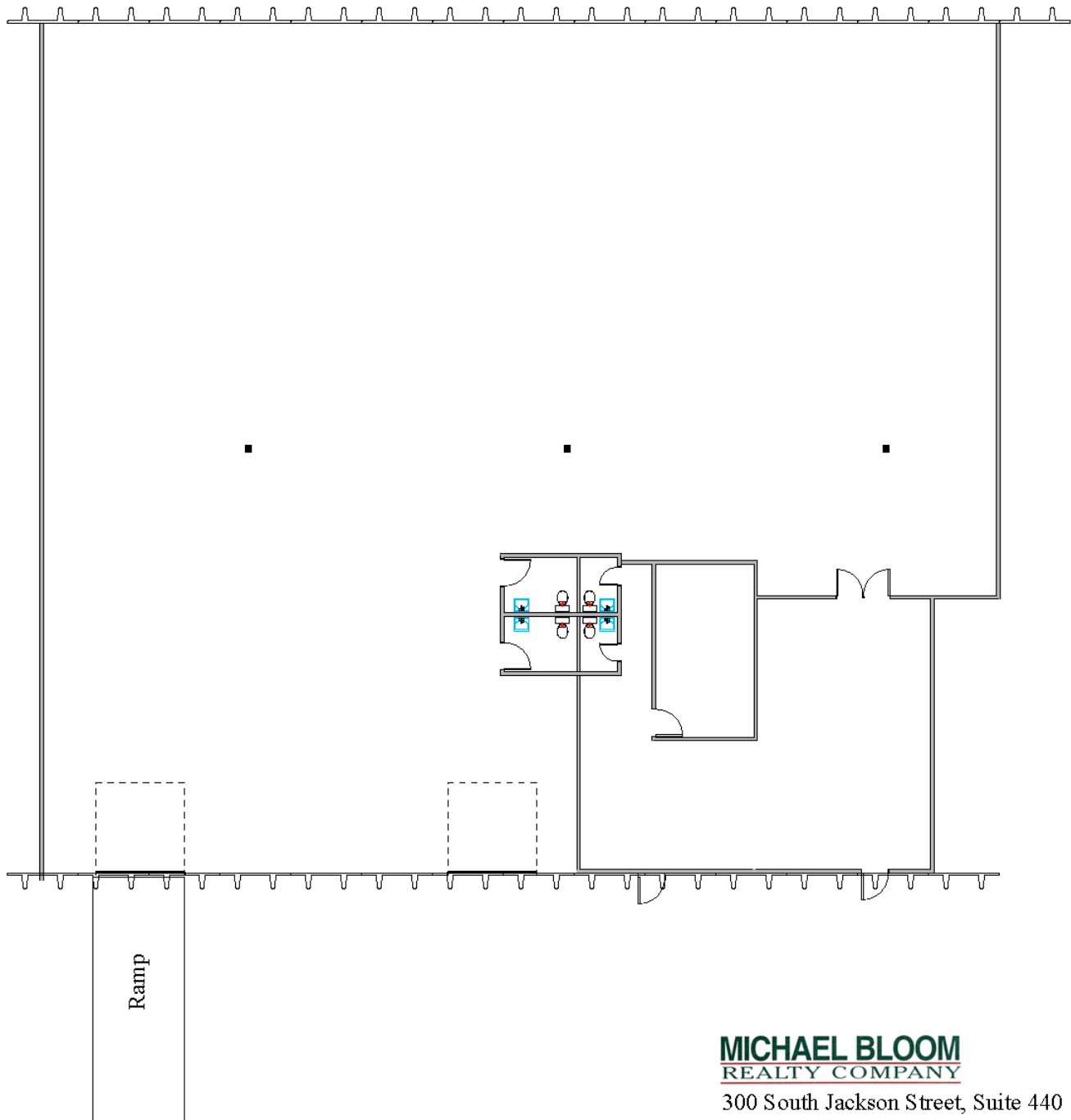
SPACE AVAILABILITY

| Available | Total SQ FT | Loading   |
|-----------|-------------|-----------|
| Unit H    | 10,498      | Dock High |



**1610 W Evans Avenue  
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**1610 West Evans  
Unit H  
10,498 sf**



1

Warehouse Plan  
Scale: 1/16" = 1'-0"

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