

# 4431 & 4611 BRANTNER ROAD

## 3 BUILDING INDUSTRIAL DEVELOPMENT



### INDUSTRIAL BUILDINGS AVAILABLE FOR SALE OR LEASE

**SALE PRICE: \$1,500,000 (\$200/SF) | LEASE RATE: \$14.00/SF NNN**

BUILDING 1: 7,500 SF  
BUILDING 2: 7,500 SF  
BUILDING 3: 7,000 SF

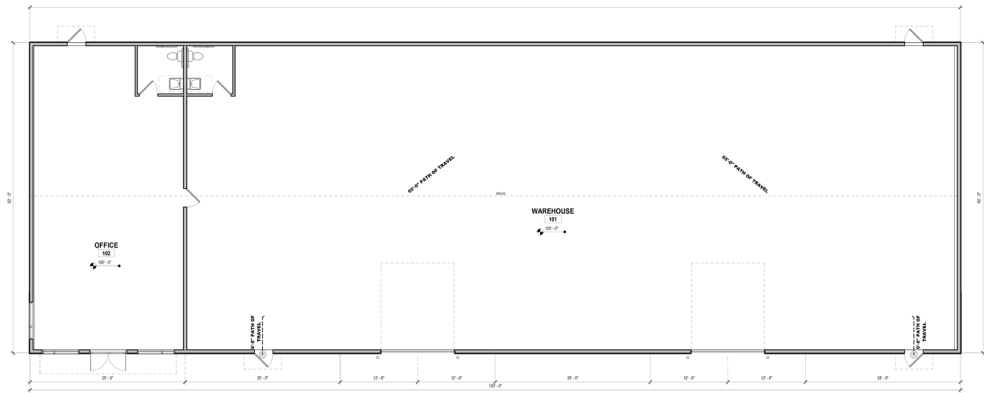
Three (3) new industrial buildings to be built in Evans, CO, strategically located near Highways 85, 34 and I-25. These buildings are for lease or for sale and feature modern exterior finishes, large overhead doors, ample power and room for outdoor storage. The office area can be built to suit. Delivery is expected in Q1 2026, with customization available prior to completion.

**DELIVERY Q1 2026**

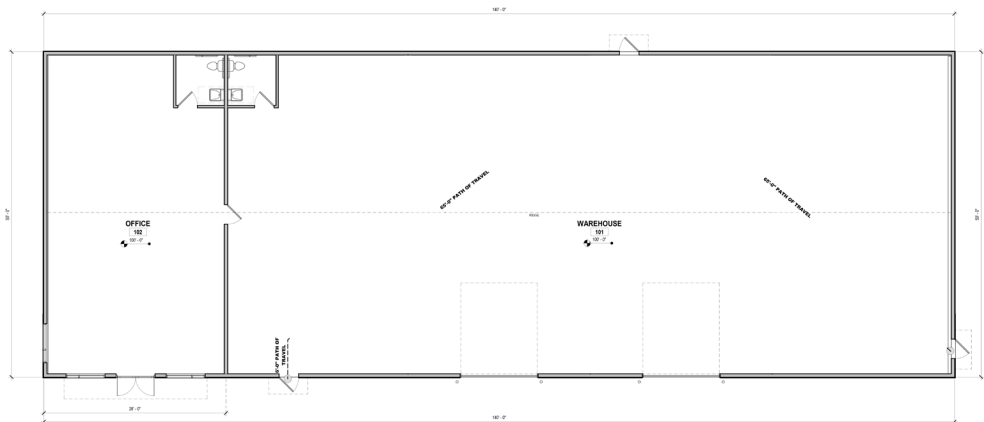


# 4431 & 4611 BRANTNER ROAD

## PHASES 1 & 2 | BUILDINGS 1 & 2 - 7,500 SF



## PHASE 3 | BUILDING 3 - 7,000 SF



## BUILDINGS 1 & 2 | REAR ELEVATION



<b>LOT SIZE:</b>	5.62 Acres (total land area)
<b>BUILDING DIMENSIONS:</b>	<b>1 &amp; 2</b> - 50' x 150', <b>3</b> - 50' x 140'
<b>CLEAR HEIGHT:</b>	20' at eave / 24' at center
<b>LOADING:</b>	Two (2) Drive-In doors (12'x14')
<b>SLAB:</b>	6" reinforced slab
<b>ROOF:</b>	Standing-seam metal roof
<b>FACADE:</b>	Stone with metal panels
<b>ELECTRIC:</b>	200 amp, 3 Phase, 240v
<b>GAS:</b>	Natural gas heat
<b>WATER:</b>	3/4" supply
<b>SEWER:</b>	4" sanitary sewer



## BUILDING 3 | REAR ELEVATION

# 4431 & 4611 BRANTNER ROAD



# 4431 & 4611 BRANTNER ROAD

For more information,  
please contact:

**JASON ELLS, CCIM**  
**Senior Director**  
+1 970 231 7513  
jason.ells@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](https://cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

