

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

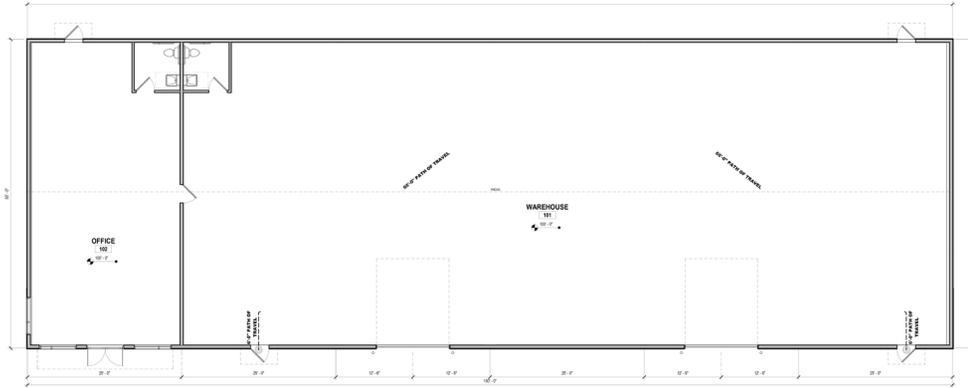
BUILDING 1: 7,500 SF
BUILDING 2: 7,500 SF
BUILDING 3: 7,000 SF

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

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

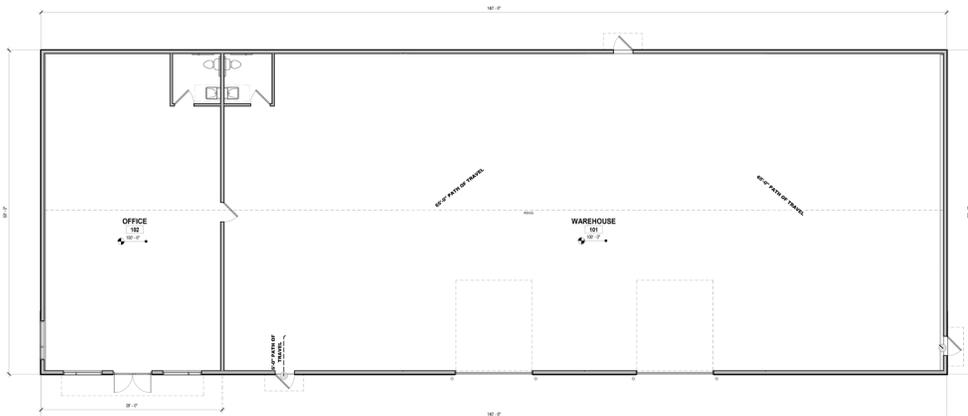


BUILDINGS 1 & 2 | REAR ELEVATION



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

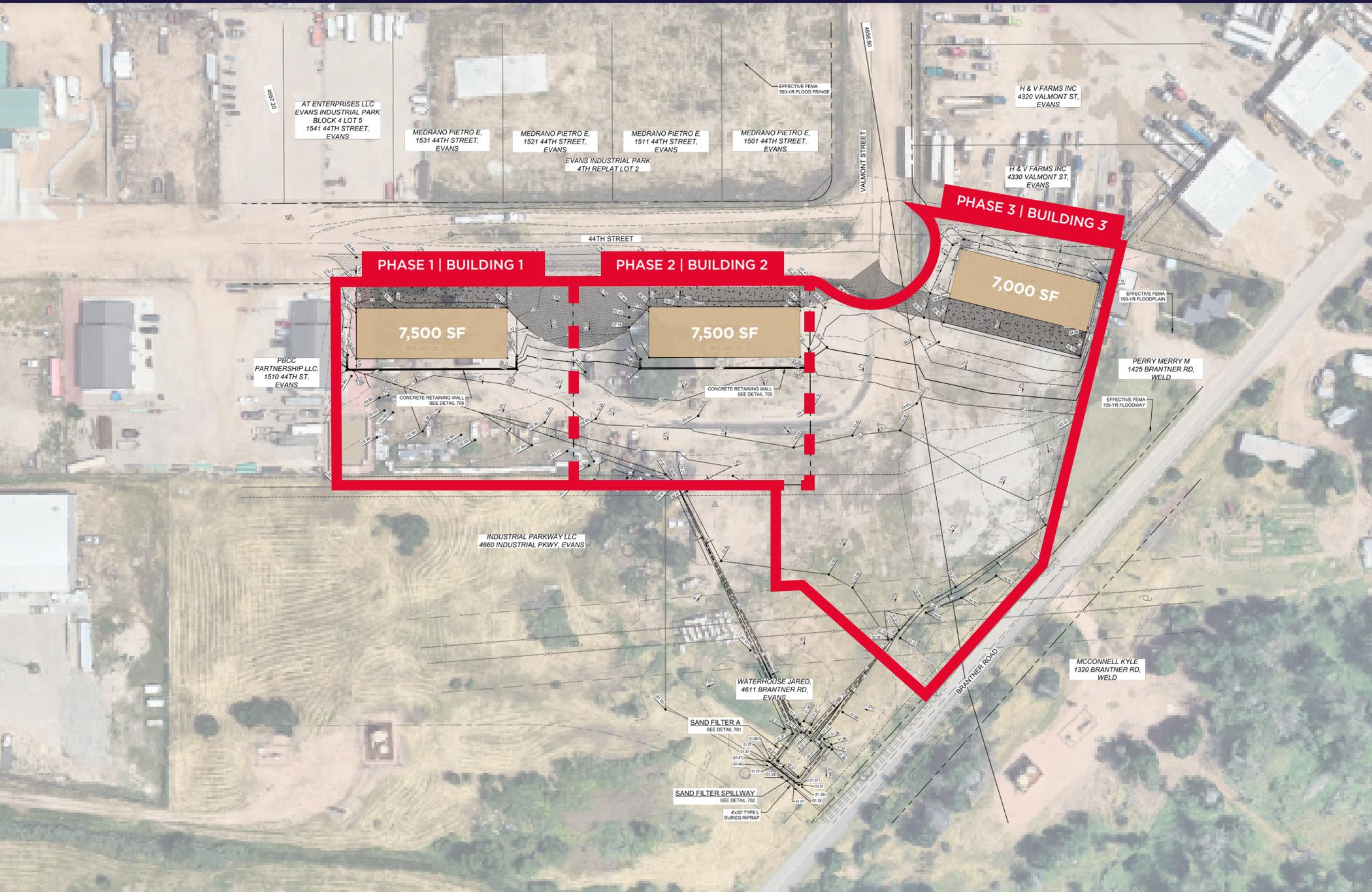
PHASE 3 | BUILDING 3 - 7,000 SF



BUILDING 3 | REAR ELEVATION



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For more information,
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