

# INDUSTRIAL SPACE | 3,500 SF AVAILABLE



1450 West Evans Avenue **Denver, CO 80223** 

#### **Convenient access**

to West Evans Avenue, South Santa Fe Drive, & I-25

#### **Exterior improvements**

completed 2022

Local ownership

& property management

**Great exposure** on W Evans Ave

**ASKING RATE:** \$13.00 SF/NNN

### **PROPERTY HIGHLIGHTS**

DOORS

10' x 12'



**BUILDING SIZE** 19,411 SF

ZONING I-2



**TRAFFIC COUNTS** WEST EVANS AVE @ SOUTH TEJON ST (WESTBOUND) 30,335 VPD (2018, MPSI)

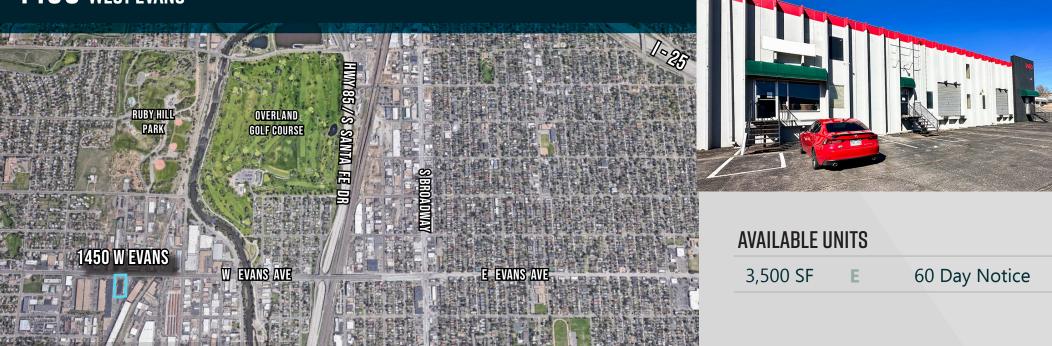




1805 S. Bellaire St., #400 Denver, CO 80222 303-333-7500 GROUP, INC. www.matrixgroupinc.com

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## 1450 WEST EVANS



SITE PLAN

### ASKING RATE: \$13.00 SF/NNN

LAUREN QUIRAM DIRECTOR OF LEASING Iquiram@matrixgroupinc.com 303-300-5271

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