



1450 WEST EVANS

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

INDUSTRIAL SPACE | 3,500 SF AVAILABLE

PROPERTY HIGHLIGHTS

ASKING RATE:
\$13.00 SF/NNN



BUILDING SIZE
19,411 SF



DOORS
10' x 12'



ZONING
I-2



TRAFFIC COUNTS

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

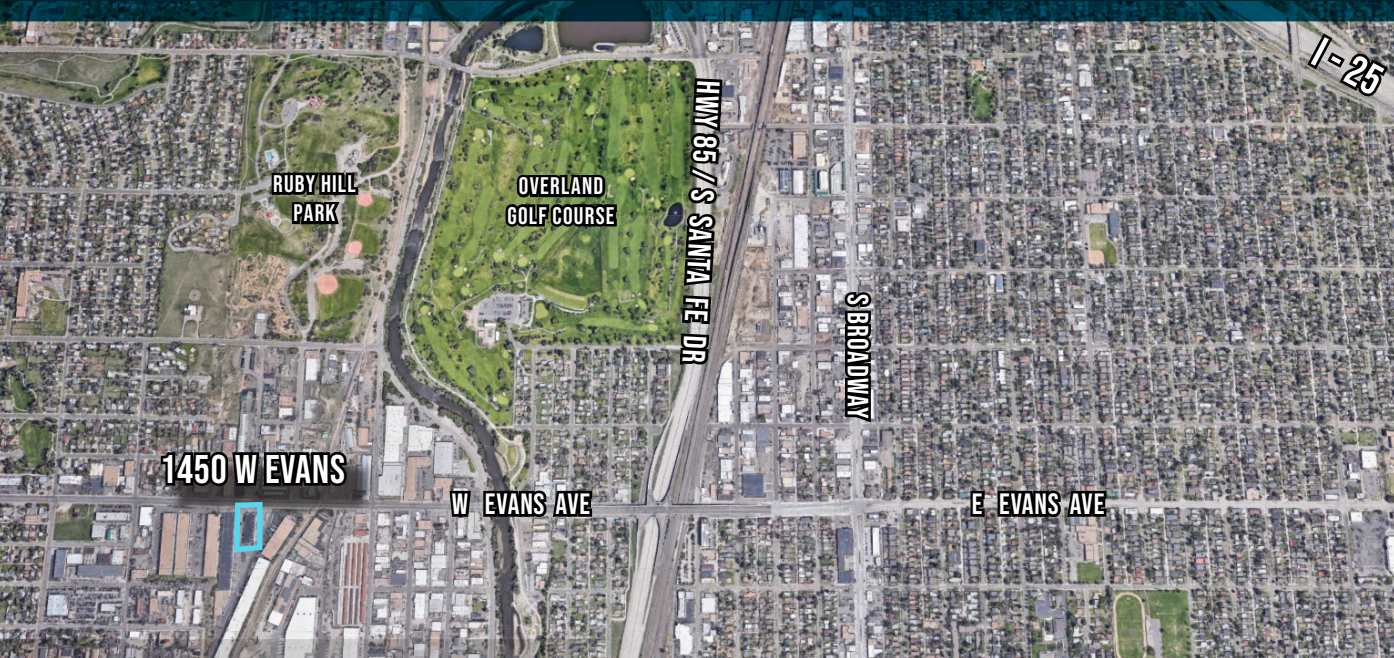


MATRIX
GROUP, INC.

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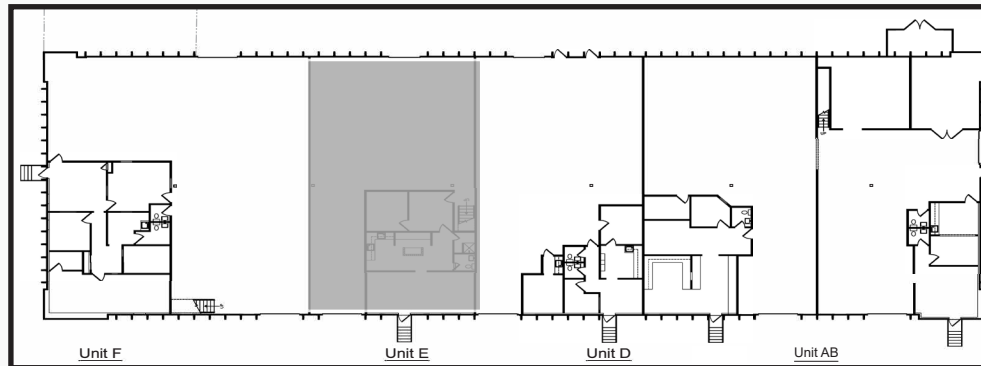
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AVAILABLE UNITS

3,500 SF **E** 60 Day Notice

SITE PLAN



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