



1450 WEST EVANS

1450 West Evans Avenue
Denver, CO 80223

INDUSTRIAL SPACE | 6,988 SF FOR LEASE

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

Exterior improvements
completed 2022

**\$13.00/SF/YR
NNN**

PROPERTY HIGHLIGHTS



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)

Local ownership
& property management

Great exposure
on W Evans Ave



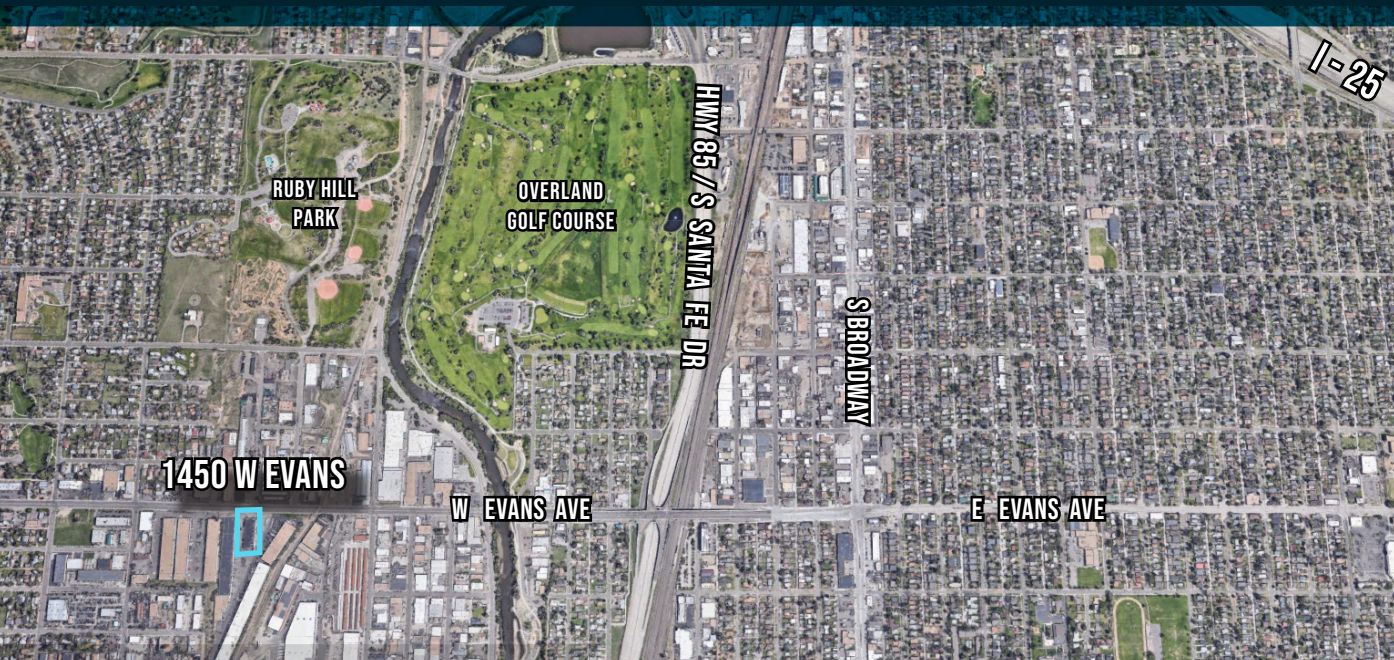
MATRIX
GROUP, INC.

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

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

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

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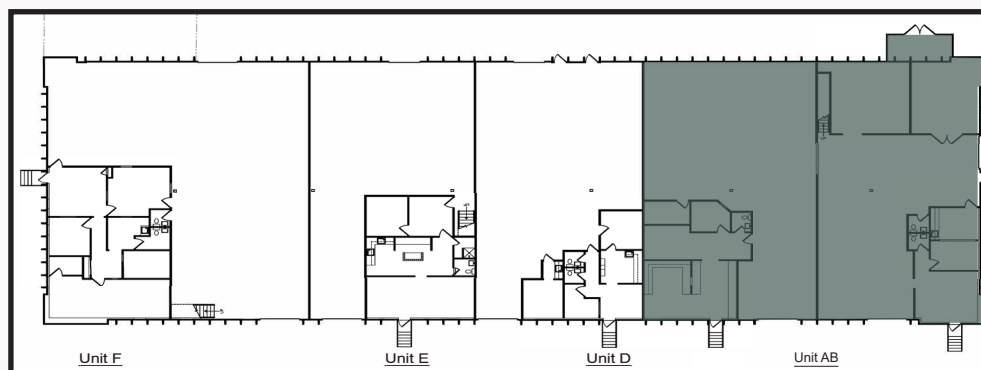


AVAILABLE UNITS

6,988 SF **AB** Available 2/1/24

**\$13.00/SF/
YR NNN**

SITE PLAN



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