



# 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 | 3,500-5,354 SF AVAILABLE**

**ASKING  
RATE:  
\$12.00-  
\$13.00 SF/  
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)



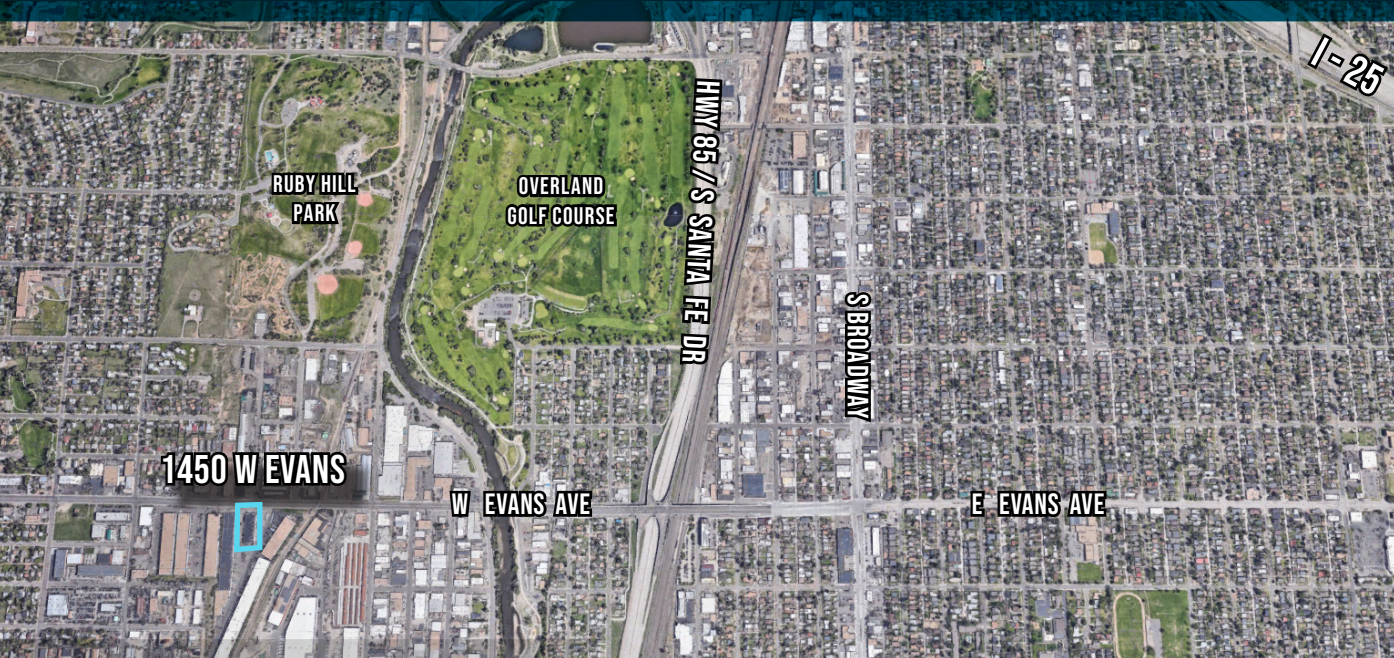
**MATRIX  
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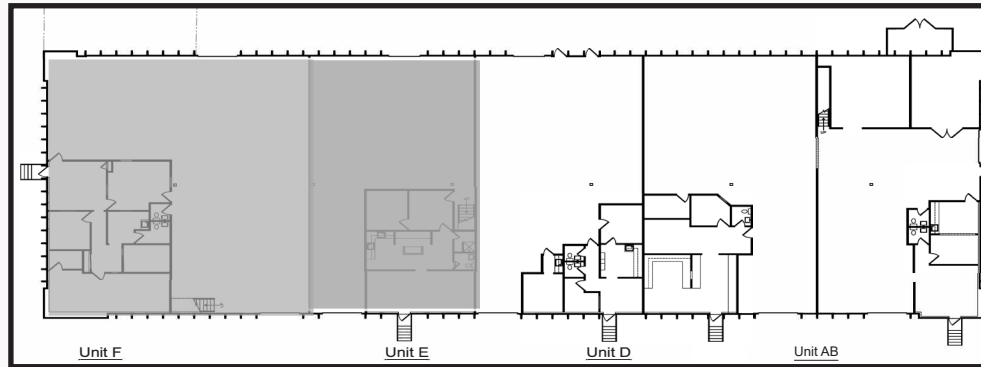
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## AVAILABLE UNITS

3,500 SF	E	60 Day Notice
5,354 SF	F	Available 5/1/25

## SITE PLAN



**ASKING RATE:**  
**\$12.00-\$13.00**  
**SF/NNN**

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