

**INDUSTRIAL SPACE | 3,500-5,354 SF AVAILABLE** 

# 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

**ASKING RATE:** \$12.00-\$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)

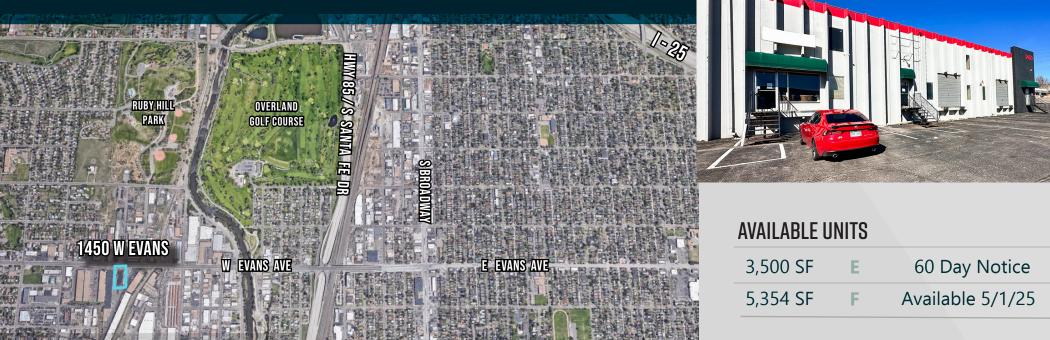




1805 S. Bellaire St., #400 Denver, CO 80222 303-333-7500 GROUP, INC. www.matrixgroupinc.com

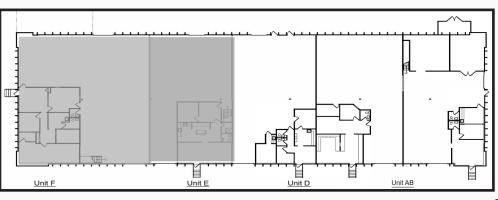
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# 1450 WEST EVANS



#### **SITE PLAN**

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



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

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