



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 SPACES | 3,407-6,988 SF FOR LEASE

\$12.00-13.00/ 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)

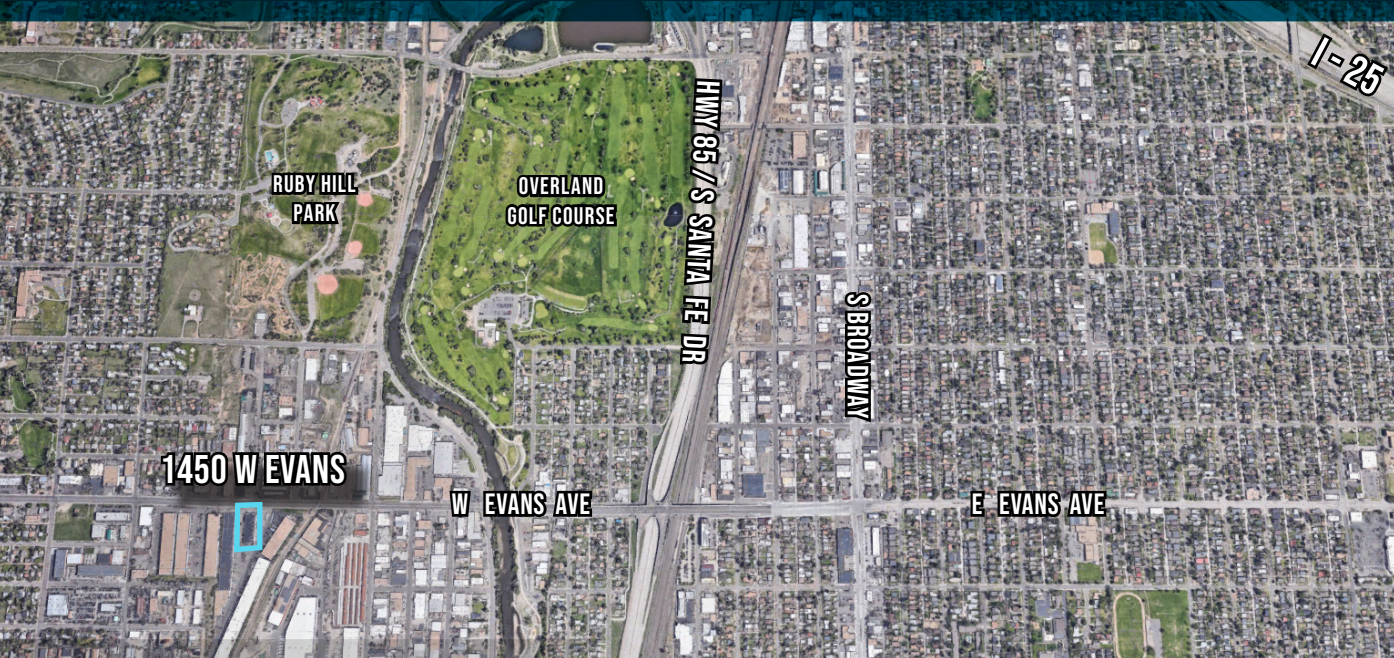


MATRIX
GROUP, INC.

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LAUREN QUIRAM
DIRECTOR OF LEASING
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1450 WEST EVANS



AVAILABLE UNITS

3,407 SF

A

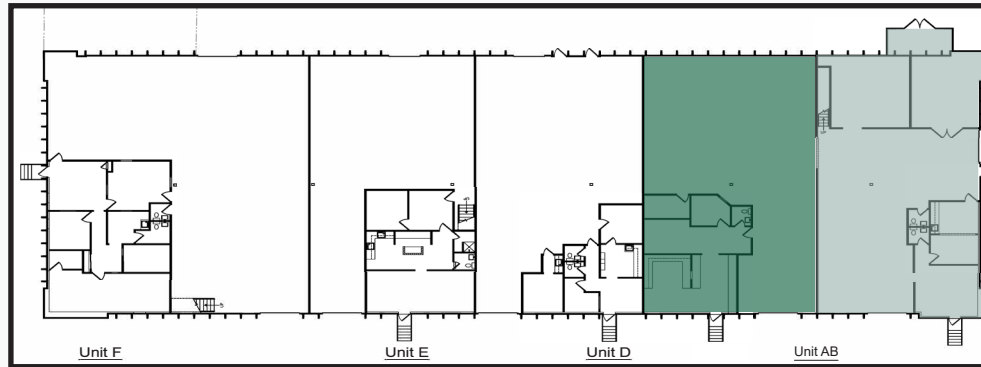
Option to be contiguous or demised

3,581 SF

B

Option to be contiguous or demised

SITE PLAN



**\$12.00-13.00/SF/
YR NNN**

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