



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!

PROPERTY HIGHLIGHTS

UNIT E | 3,500 SF:
\$11.50/SF NNN

UNIT F | 5,354 SF:
\$10.50/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)

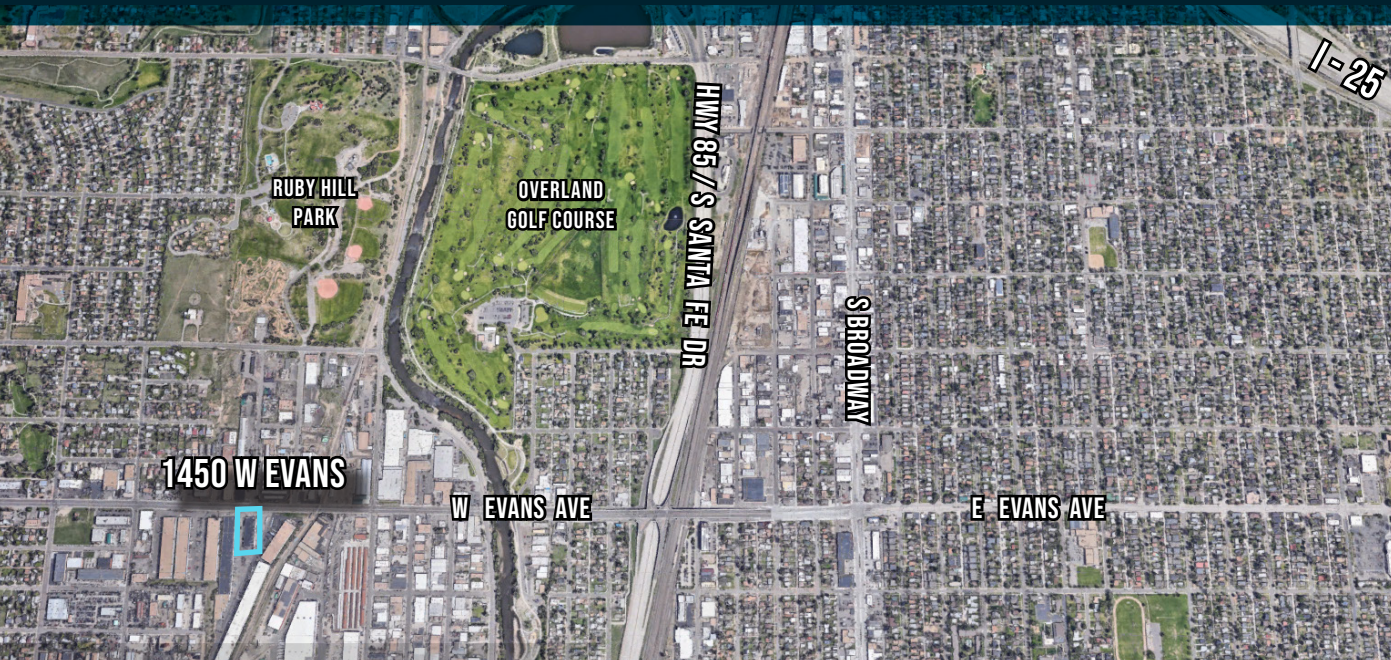


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The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references 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.

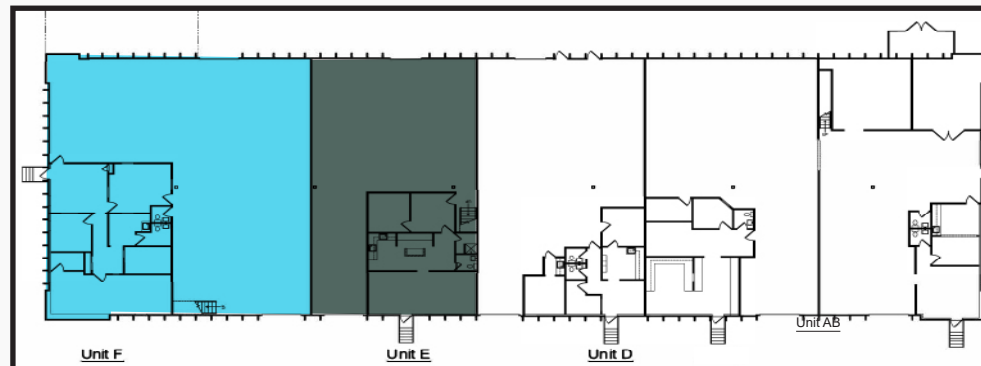
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AVAILABLE UNITS

3,500 SF	E	Avail 60-day notice
5,354 SF	F	Avail 30-day notice

SITE PLAN



LEASE UNITS E & F
TOGETHER FOR ~8,850 SF!

ASKING RATE:

UNIT E: \$11.50/SF NNN

UNIT F: \$10.50/SF NNN

2025 NNN ESTIMATE:

\$5.53/SF

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