



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 | 100% LEASED

PROPERTY HIGHLIGHTS

**CONTACT AGENT
FOR MORE INFO**



**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)

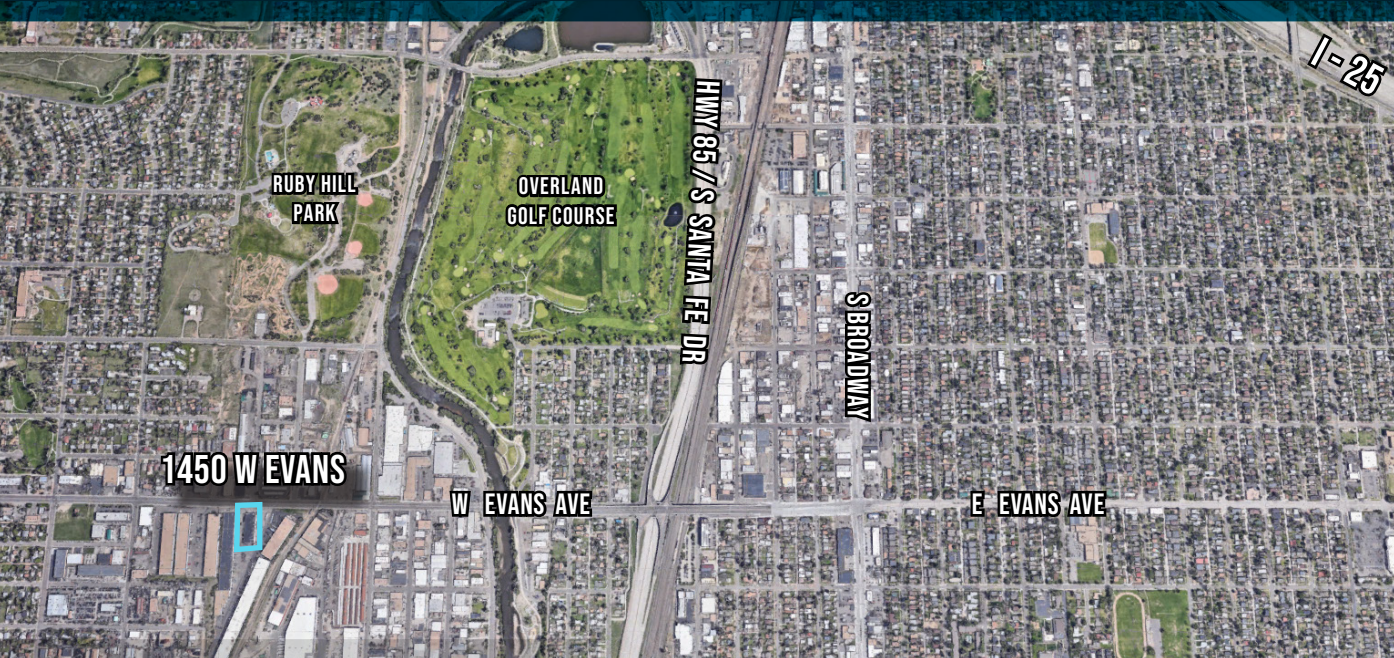


**MATRIX
GROUP, INC.**

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Denver, CO 80222
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LAUREN QUIRAM
DIRECTOR OF LEASING
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1450 WEST EVANS



AVAILABLE UNITS

3,407 SF

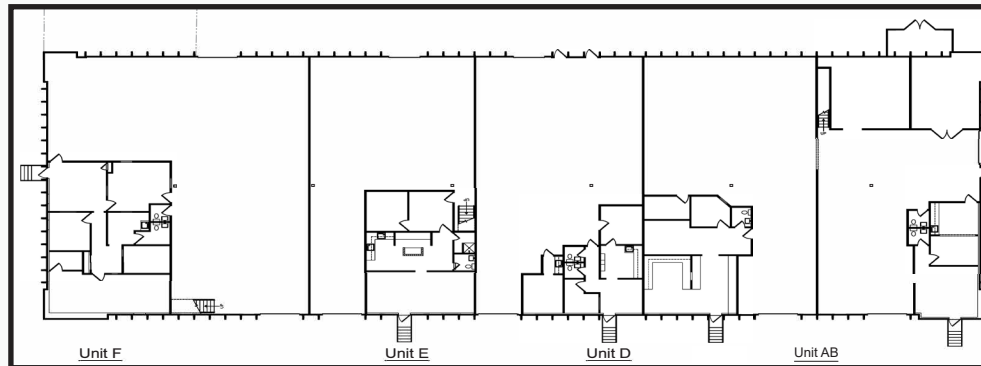
3,581 SF

LEASED

*Option to be contiguous or demised

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SITE PLAN



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