



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

Retail exposure

on W Evans Ave

INDUSTRIAL SPACE | 100% LEASED

CALL AGENT FOR MORE INFO

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)



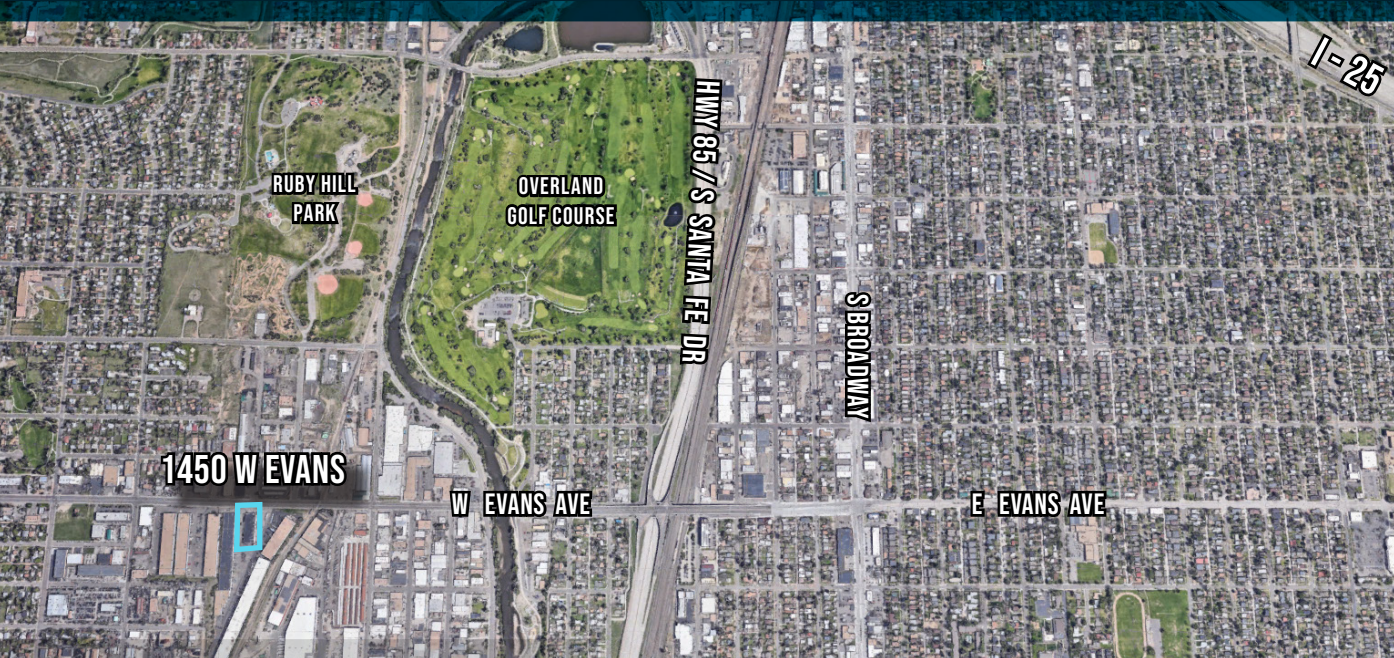
MATRIX
GROUP, INC.

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

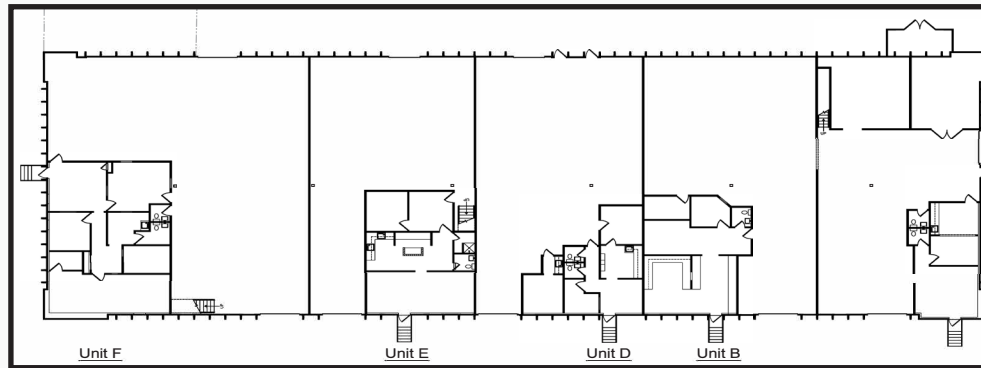
LAUREN QUIRAM
DIRECTOR OF LEASING
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303-300-5271

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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SITE PLAN

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