



1550 WEST EVANS

1550 West Evans Avenue
Denver, CO 80223

Convenient access

to West Evans Avenue,
South Santa Fe Drive, & I-25

Local ownership
& property management

Exterior improvements
completed 2019

Retail exposure
on W Evans Ave

INDUSTRIAL SPACE | 5,907 SF FOR LEASE

PROPERTY HIGHLIGHTS

ASKING RATE:
\$11.00/SF/YR NNN



BUILDING SIZE
78,787 SF



DOORS
10' x 10'



ZONING
I-B



TRAFFIC COUNTS
WEST EVANS AVE @
SOUTH TEJON ST (WESTBOUND)
30,335 VPD (2018, MPSI)

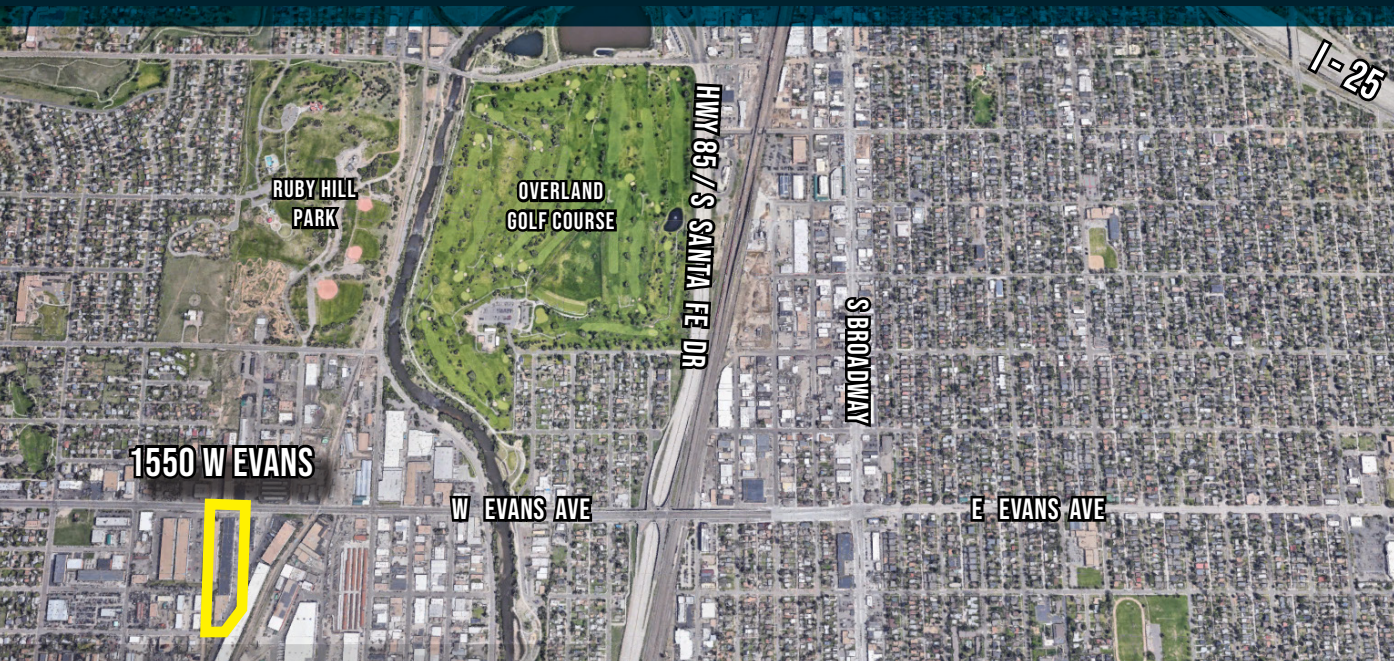


1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

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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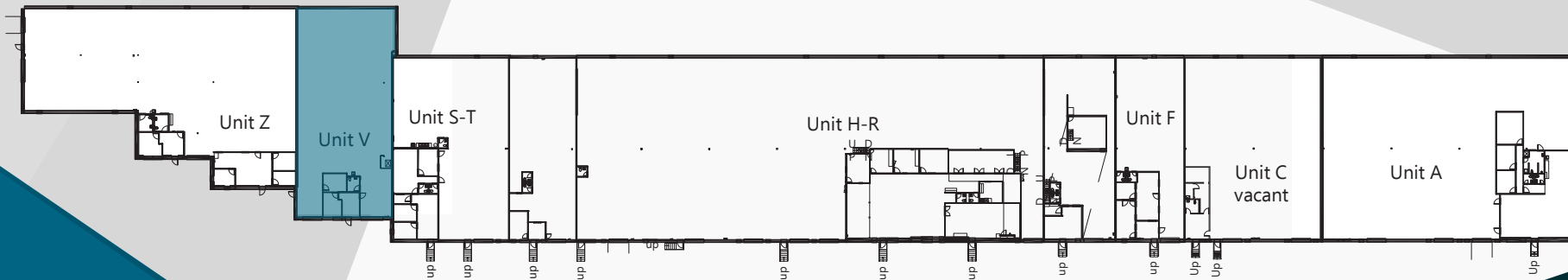


AVAILABLE UNITS

V

5,907 SF

Two offices, one restroom, a drive-in door, an overhead door, reception, and mostly warehouse.



SITE PLAN

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