



# 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 & 11,019 SF FOR LEASE

ASKING RATE:  
\$9.50-9.75/SF/YR  
NNN

### PROPERTY HIGHLIGHTS



**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)

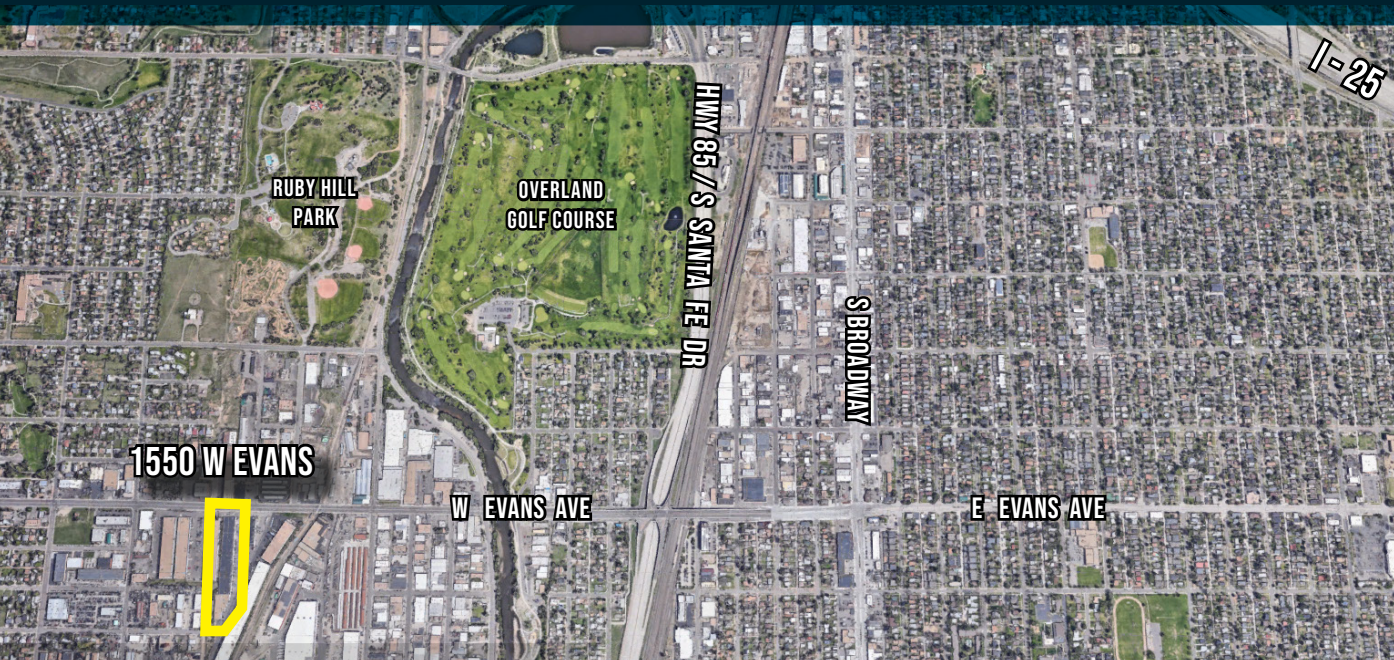


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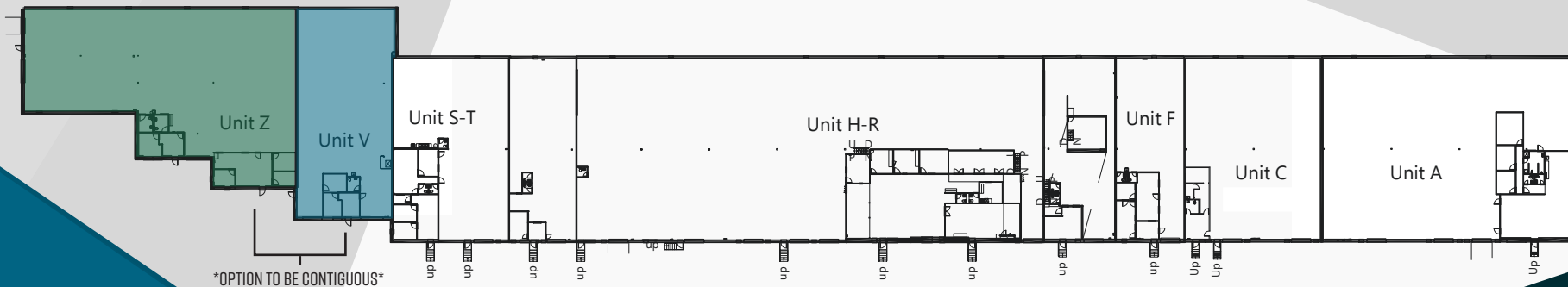
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## AVAILABLE UNITS

<b>V</b>	<b>5,907 SF</b> Two offices, one restroom, a drive-in door, a non-standard dock w/ a small ramp, reception, and mostly warehouse.
<b>Z</b>	<b>11,019 SF</b> Two restrooms, two receptions, about four private offices, and a large warehouse with two drive-in doors and a dock well.



## SITE PLAN

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