

1550 WEST EVANS

1550 West Evans Avenue
Denver, CO 80223

Convenient access

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

Exterior improvements

completed 2019

Local ownership

& property management

Retail exposure

on W Evans Ave

INDUSTRIAL SPACE FOR LEASE | 7,189 SF

PROPERTY HIGHLIGHTS

\$7.75/SF 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)



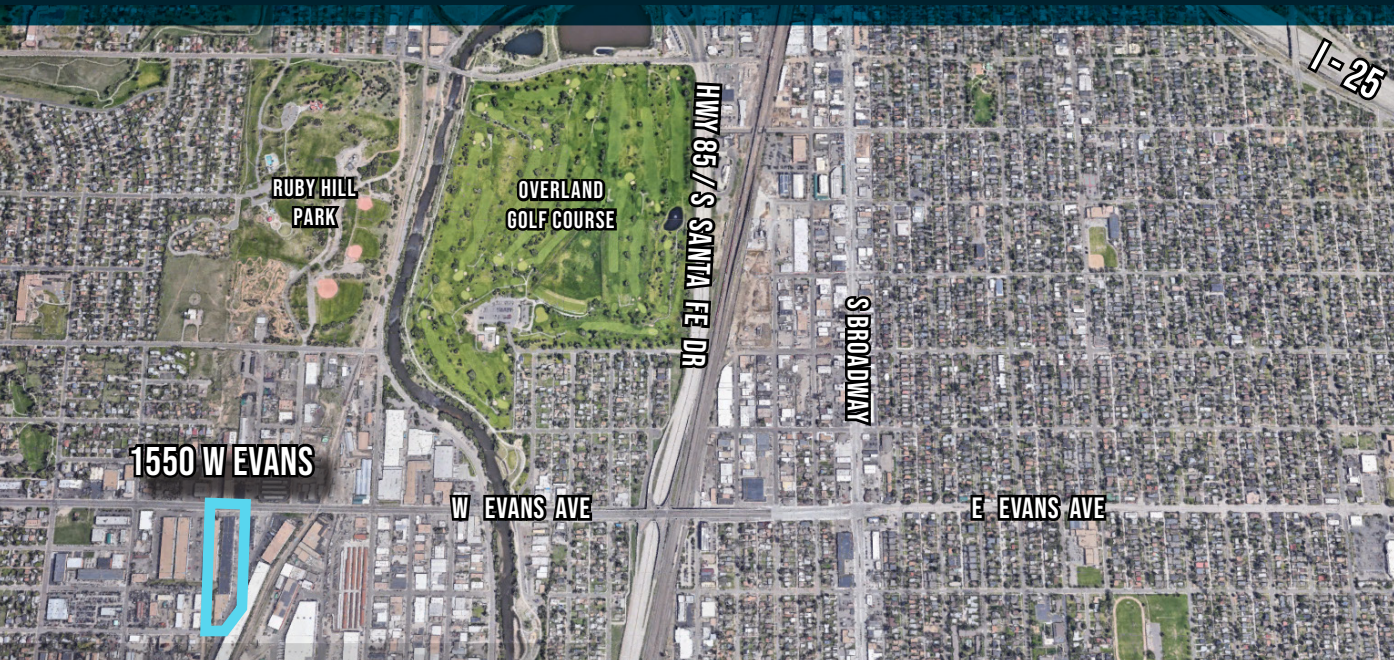
MATRIX
GROUP, INC.

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

LAUREN QUIRAM
DIRECTOR OF LEASING
lquiram@matrixgroupinc.com
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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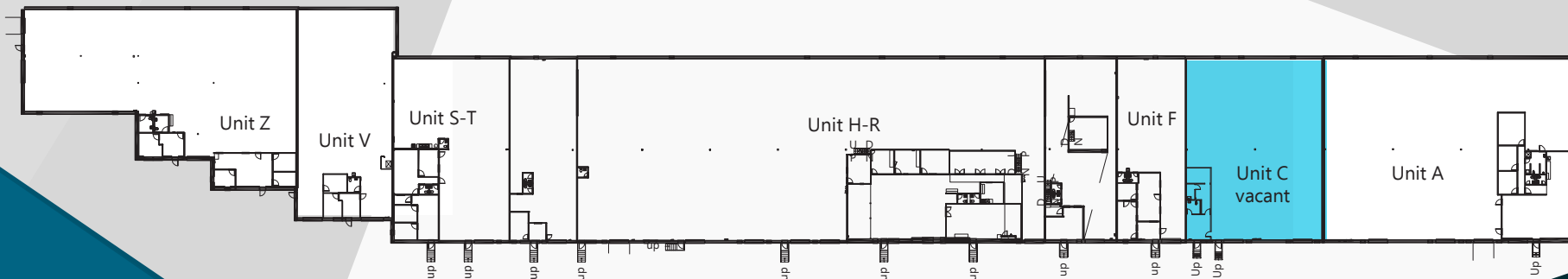


AVAILABLE UNITS

C

7,189 SF

(2) Dock-high Doors ~ 36" Dock Height



SITE PLAN

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