



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:
**\$10.00-10.50/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)



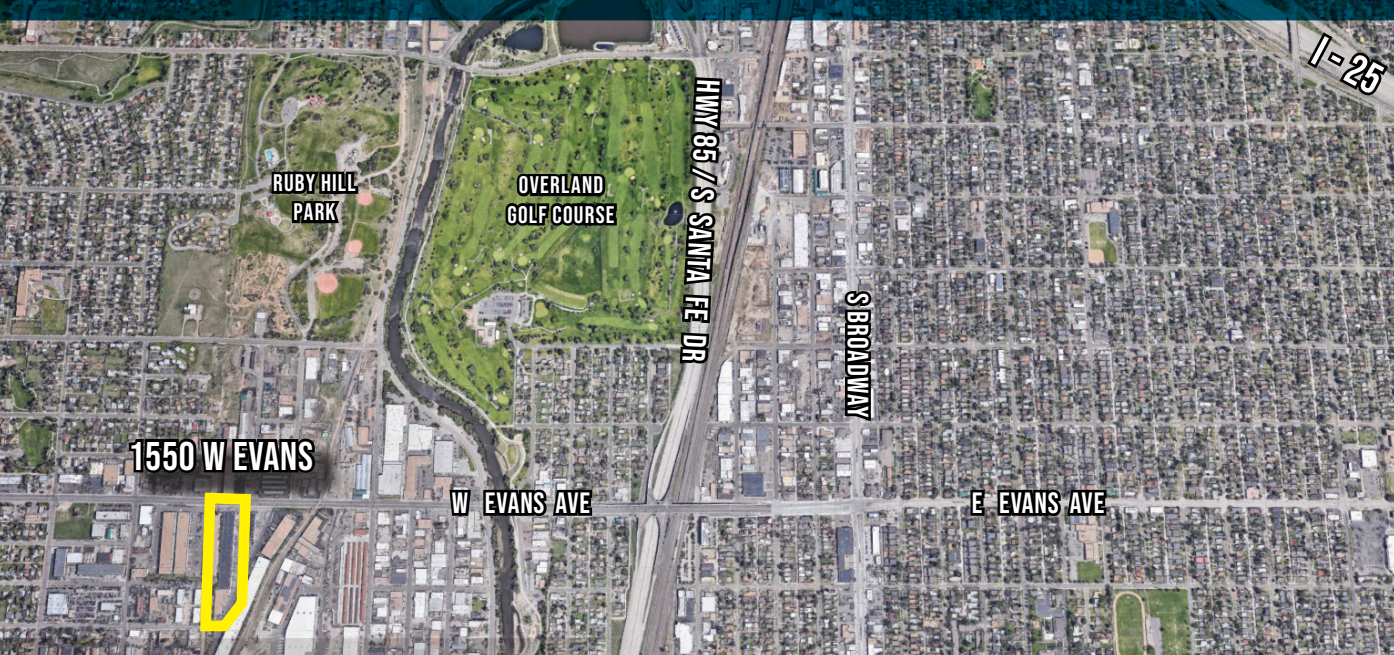
MATRIX
GROUP, INC.

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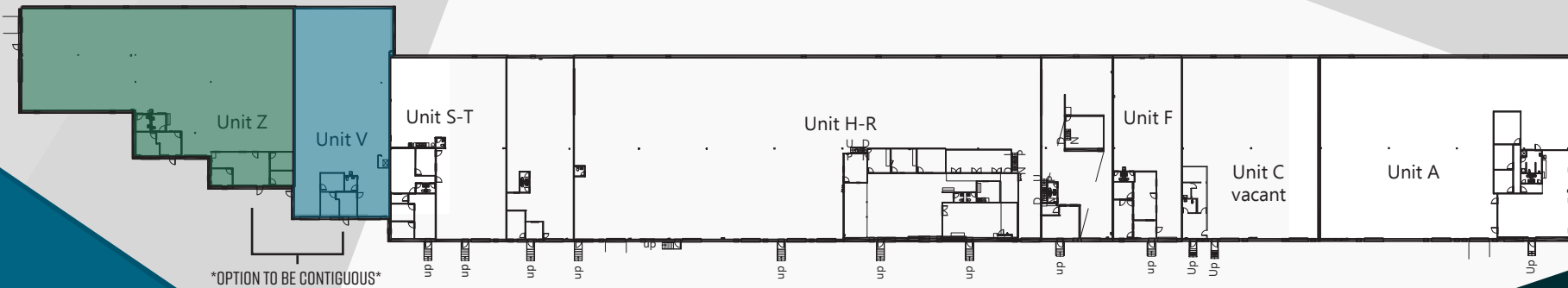
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AVAILABLE UNITS

- V** **5,907 SF**
Two offices, one restroom, a drive-in door, a non-standard dock w/ a small ramp, reception, and mostly warehouse.
- Z** **11,019 SF**
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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