

# 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 | 100% LEASED**

**CALL AGENT  
FOR MORE  
INFO**

## 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)



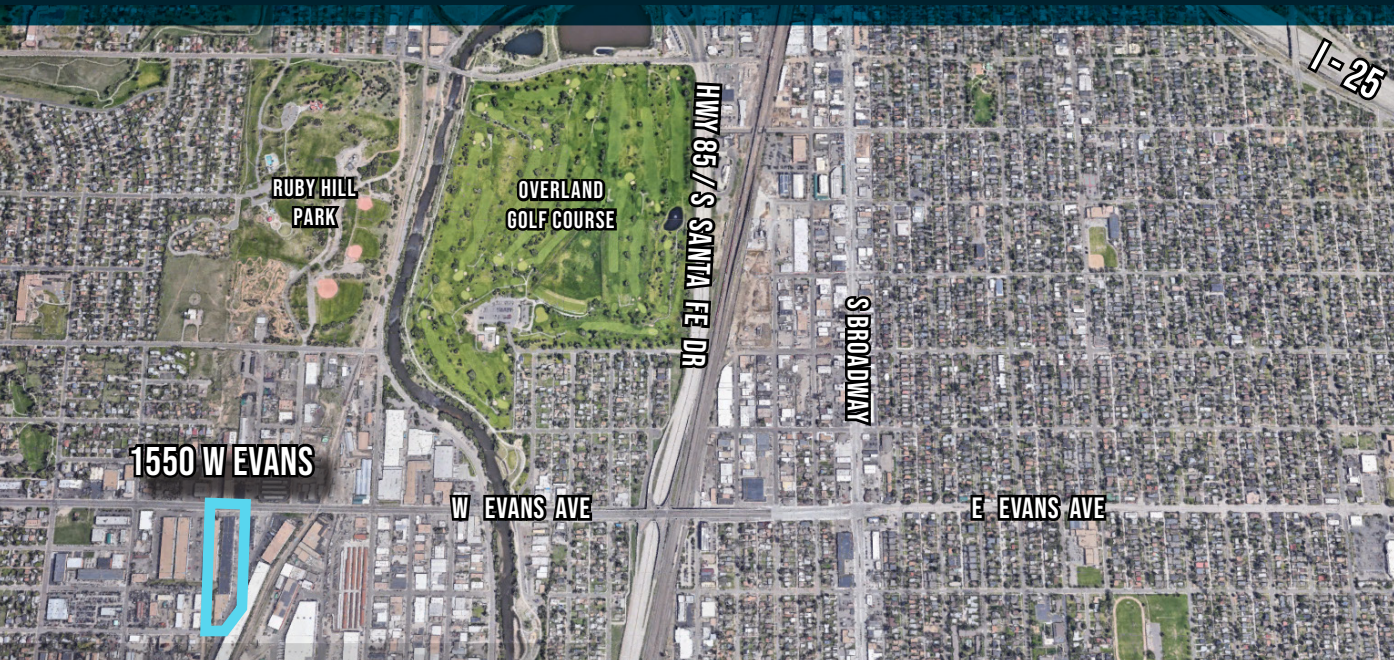
**MATRIX**  
GROUP, INC.

1805 S. Bellaire St., #400  
Denver, CO 80222  
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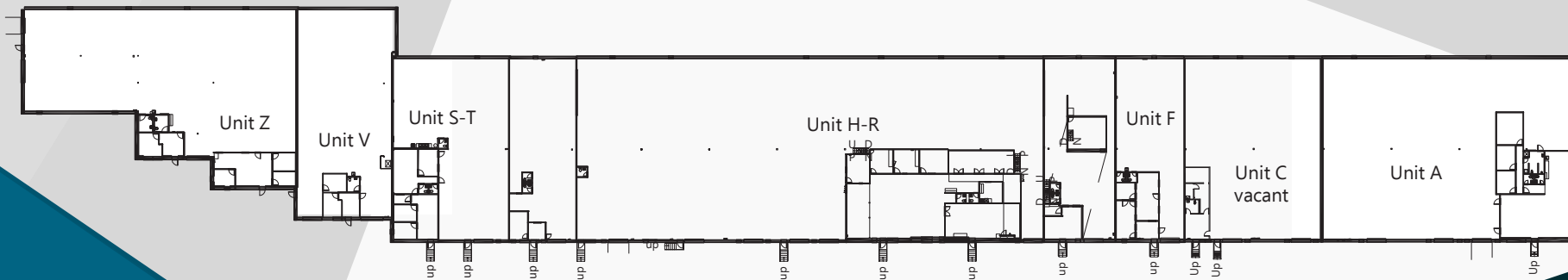
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## AVAILABLE UNITS



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



## SITE PLAN

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