



# 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)

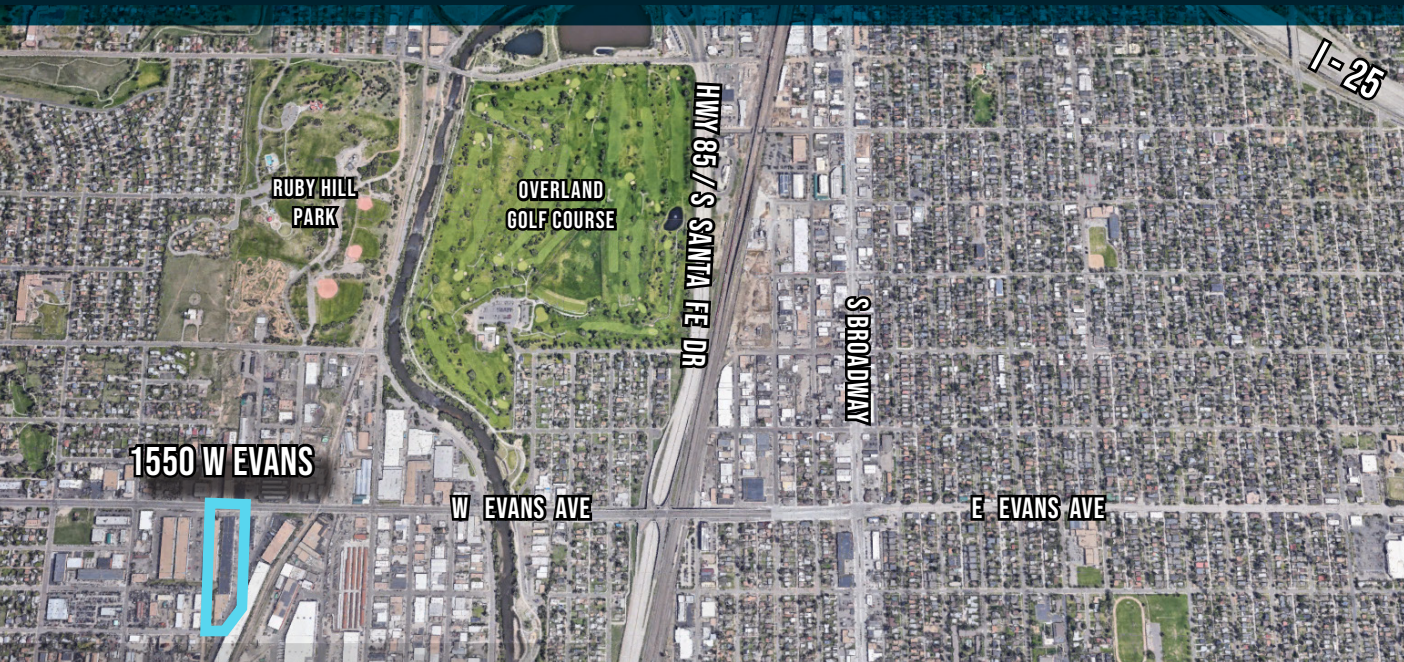


1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

**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.

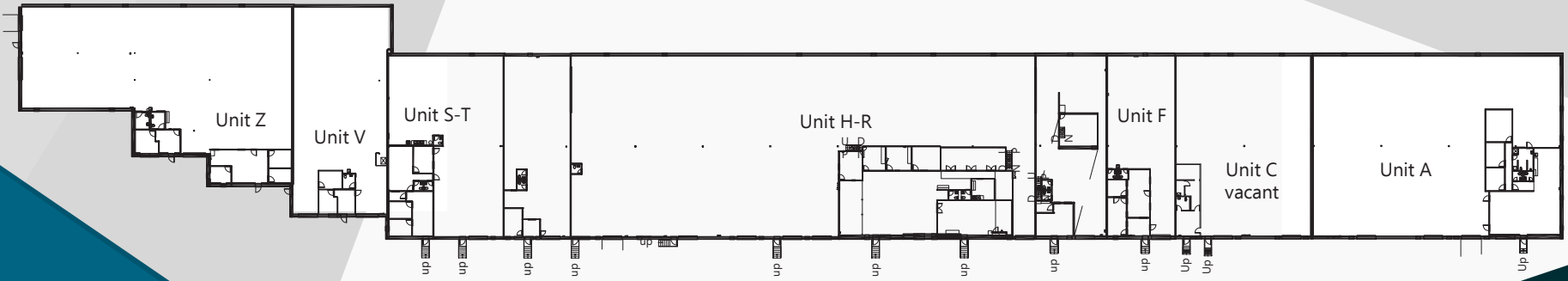
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## AVAILABLE UNITS

**7,189 SF**  
**LEASED**

(7) Dock High Doors ~ 36" Dock Height



## SITE PLAN

**LAUREN QUIRAM**  
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