



# 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)



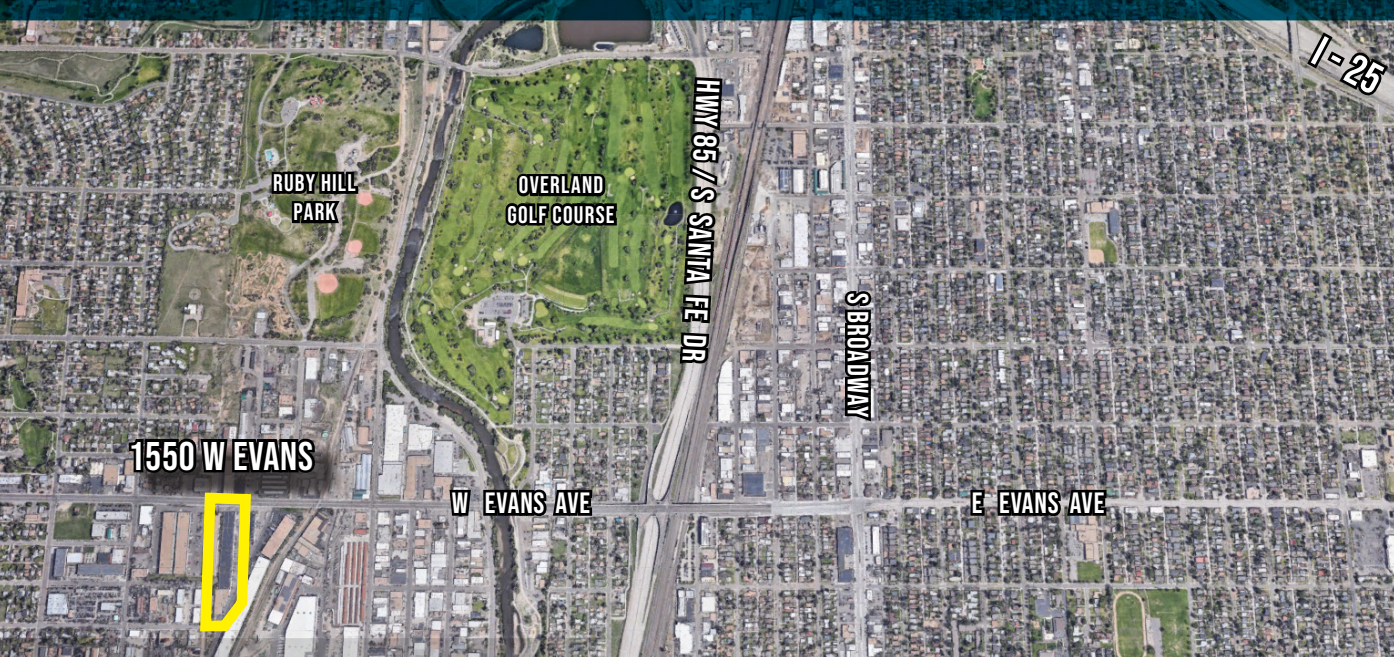
**MATRIX**  
GROUP, INC.

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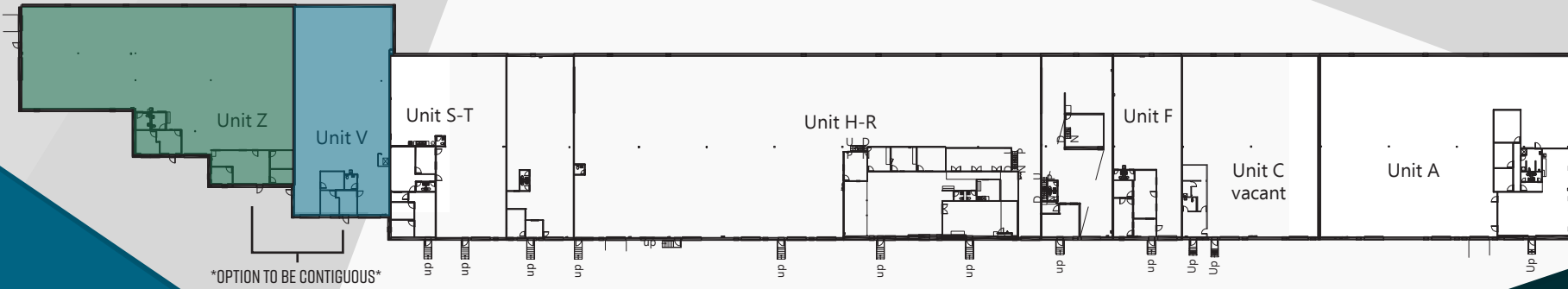
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## AVAILABLE UNITS

- 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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