



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

INDUSTRIAL SPACE FOR LEASE | 7,189 SF - 20,282 SF

**CALL BROKER
FOR RATE &
AVAILABILITY**

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)

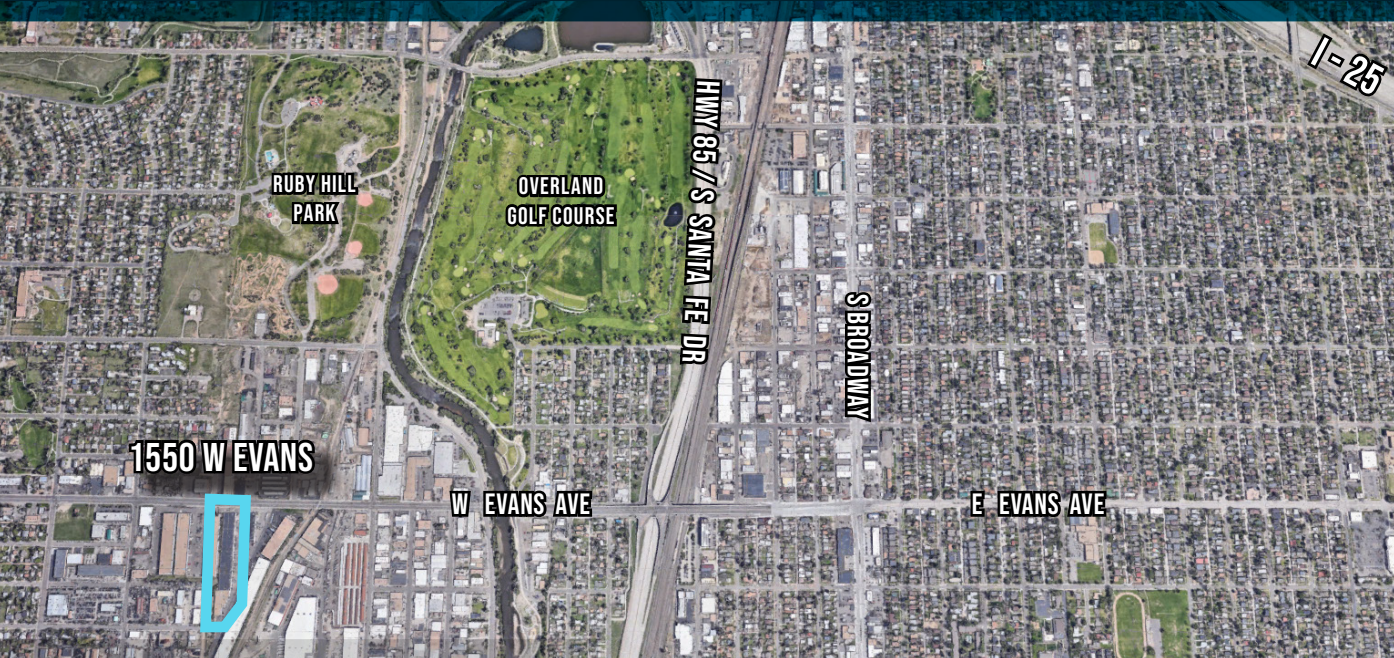


1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
LEASING AGENT
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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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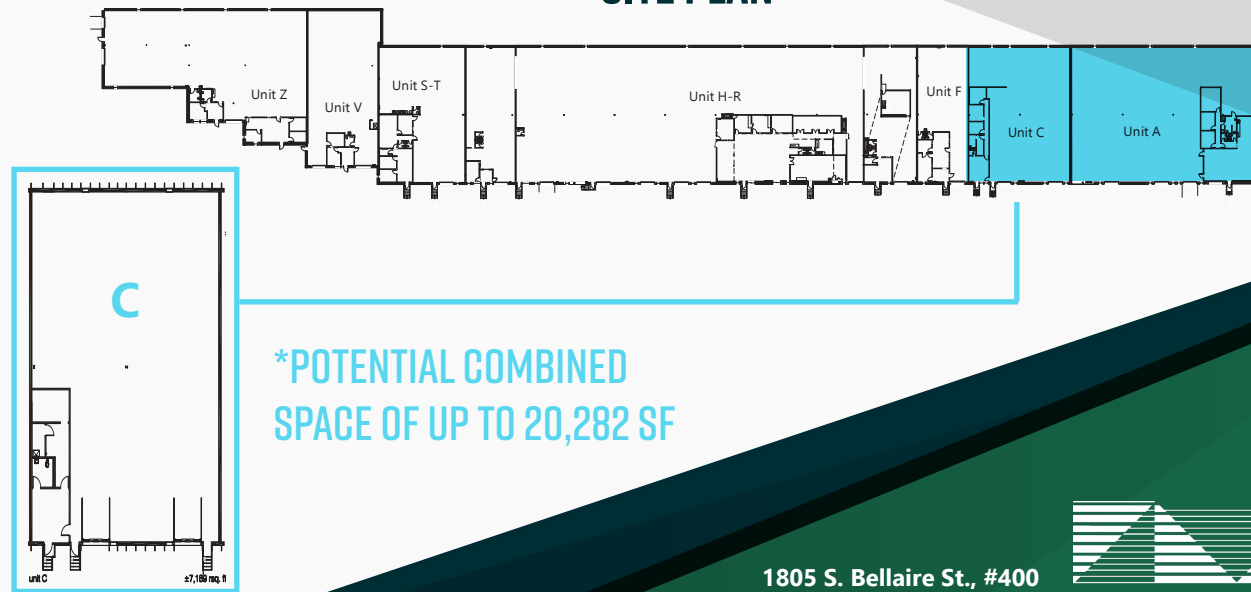
AVAILABLE UNITS

C	7,189 SF (2) Dock-high Doors ~ 36" Dock Height
A	13,093 SF (4) Overhead Doors - Avail 1/31/22

ASKING RATE:

\$7.75-\$8.50/SF NNN

SITE PLAN



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