

FOR LEASE

2075 S Valentia St., Unit D
Denver, CO 80231



PROPERTY FEATURES:

Available: 4,018 SF

Office: 400 SF

Loading: 1 Dock

Clearance: 17'

Year Built: 1975

Zoning: I-1

LEASE RATE: \$12.50/SF NNN

Expenses: \$6.57/SF

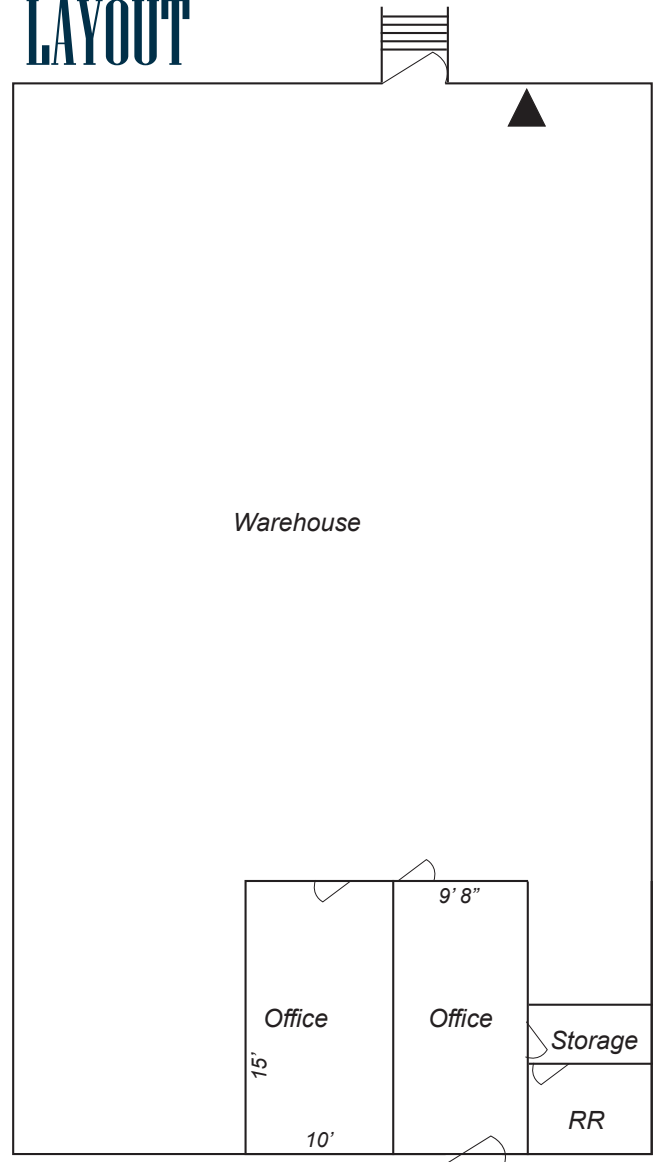


[VIEW DRONE VIDEO](#)

© 2026 Ringsby Realty Corp. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Ringsby Realty Corp. and the Ringsby Realty Corp. logo are service marks of Ringsby Realty Corp. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Ringsby Realty Corp. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



LAYOUT



PROPERTY HIGHLIGHTS:

Move-In Ready — 400 SF of existing office, storage, and restroom — plus dock-high loading for efficient freight operations.

Central Denver Location — Quick access to I-25, I-225, and Parker Road, connecting you to the entire Denver Metro, DTC, and DIA.

Versatile I-1 Zoning — Broad permitted use base accommodates a wide range of industrial, trade, distribution, and service tenants.

Competitive Rate — \$12.50/SF NNN, well-positioned against comparable Denver infill industrial options.



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

1801 W. Colfax Ave.
Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121