

# VALLEY BUSINESS CENTER

700 W. MISSISSIPPI AVE.  
DENVER, CO 80223

## SUITE B-2

### INDUSTRIAL FOR LEASE

#### FOR MORE INFORMATION:

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### PROPERTY FEATURES

- » Project Size: 204,981 SF
- » Number of Buildings: 5
- » City/County: Denver/Denver
- » Year Built: 1983
- » Zoning: I-A, UO-2
- » Loading: Dock High and Drive-In
- » Clear Height: 16'-20'
- » Sprinklers: General Duty
- » Parking: 1.3:1,000 SF



*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

**ADLER**  
REAL ESTATE PARTNERS

# VALLEY

BUSINESS CENTER

## AERIAL VIEW



DOWNTOWN  
DENVER

6TH AVE.

ALAMEDA AVE.

JASON ST.

MISSISSIPPI AVE.



SANTA FE DR.

GATES REDEVELOPMENT

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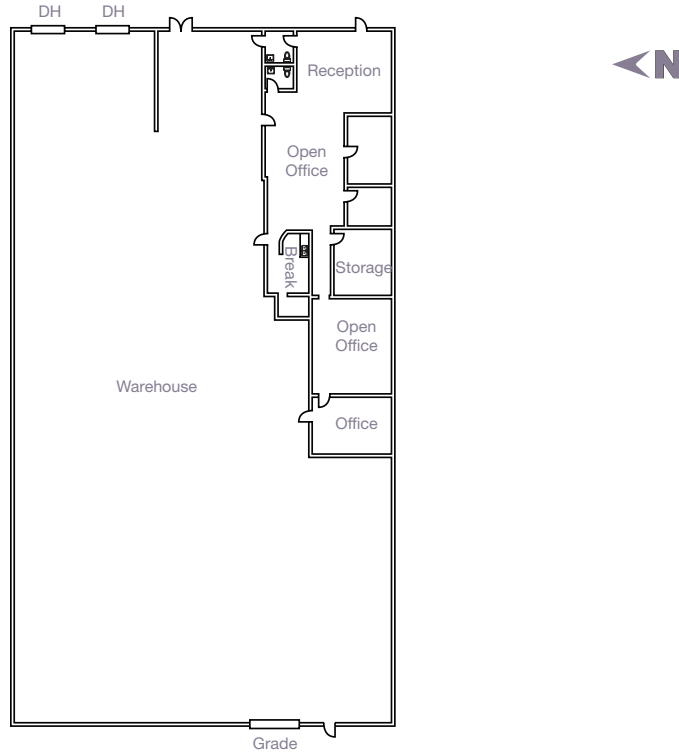
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### FLOORPLAN

**BLDG. B. // SUITE 2 – 17,819 SF**

AVAILABLE 12/1/25



BLDG	SUITE	TOTAL SF	OFFICE/ SHOWROOM	CLEAR HEIGHT	LOADING	PARKING	SPRINKLERS	LEASE RATE	OP/EX
B	2	17,819 SF	19%	16'	2 Dock High 1 Grade	20 Spaces	General Duty	\$13.50/SF NNN	\$6.72/SF

Power: TBV



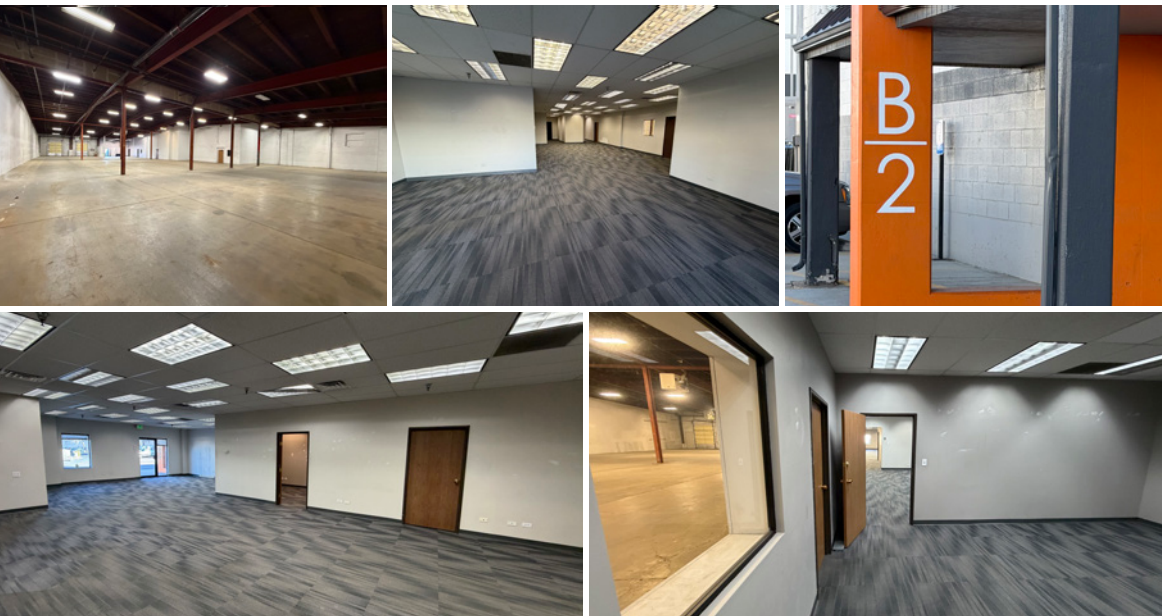
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BROKERAGE  
DISCLOSURE

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