

VALLEY BUSINESS CENTER

700 W. MISSISSIPPI AVE.
DENVER, CO 80223

SUITES C 4-5

INDUSTRIAL FOR LEASE

FOR MORE INFORMATION:

T.J. Smith, SIOR
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Colliers
4643 S. Ulster St.,
Suite 1000
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Colliers

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.

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AERIAL VIEW



DOWNTOWN
DENVER

6TH AVE.

ALAMEDA AVE.



GATES REDEVELOPMENT

SANTA FE DR.

JASON ST.

MISSISSIPPI AVE.

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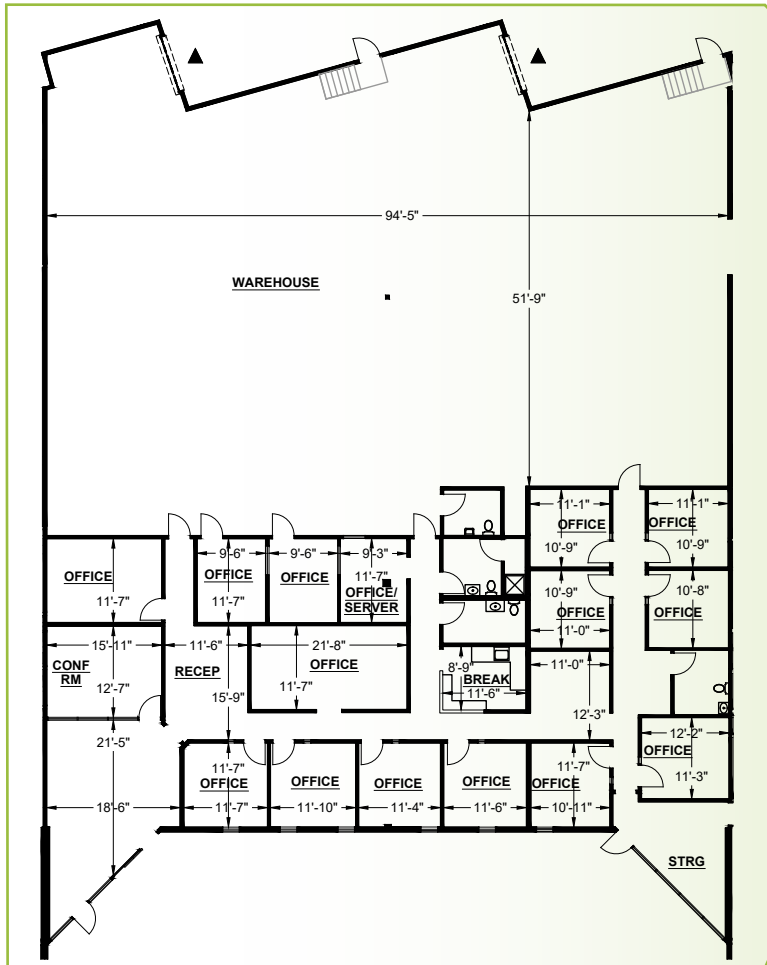
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FLOORPLAN

BLDG. C. // SUITES 4-5 – 10,936 SF

AVAILABLE 1/1/2025



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BUILD-ING	SUITES	TOTAL SF	OFFICE	CLEAR HEIGHT	LOADING	PARKING	SPRIN-KLERS	LEASE RATE	OP/EX
C	4-5	10,936 SF	30%	16'	2 Dock High	14 Spaces	General Duty	\$14.25/SF NNN	\$6.72/SF

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Power: TBV

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BROKERAGE
DISCLOSURE

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