

VALLEY BUSINESS CENTER

700 W. MISSISSIPPI AVE.
DENVER, CO 80223

SUITE E-5

INDUSTRIAL FOR LEASE

FOR MORE INFORMATION:

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4643 S. Ulster St.,
Suite 1000
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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.



GATES REDEVELOPMENT

SANTA FE DR.

JASON ST.

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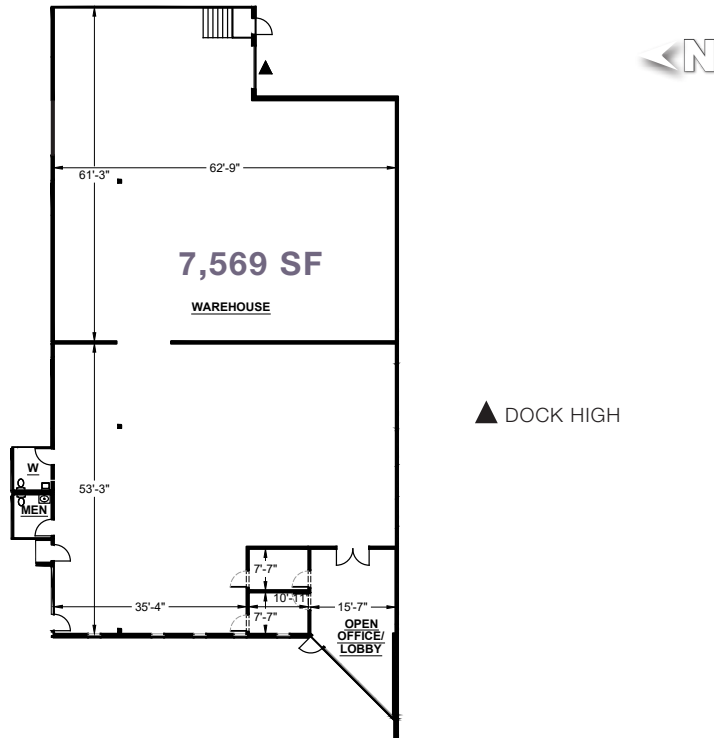
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FLOORPLAN

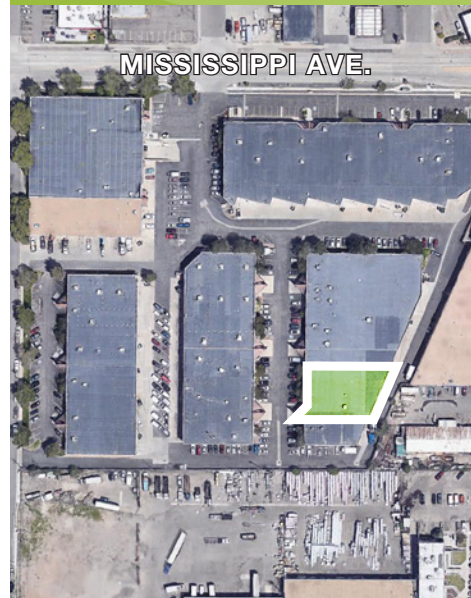
BLDG. E. // SUITE 5 – 7,569 SF

AVAILABLE 12/1/2025



BUILD- ING	SPACE	TOTAL SF	OFFICE/ SHOW- ROOM	CLEAR HEIGHT	LOADING	PARKING	SPRIN- KLERS	LEASE RATE	OP/EX
E	5	7,569 SF	5%	16'	1 Dock High	9 Spaces	General Duty	\$14.25/SF NNN	\$6.72/SF

Power: TBV



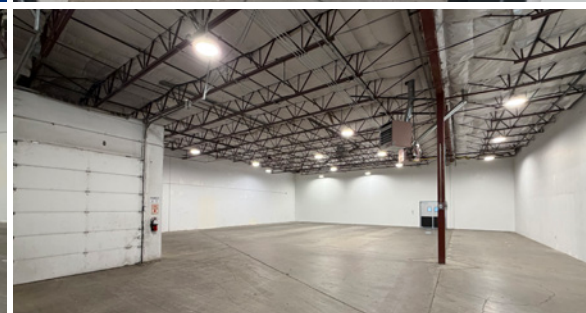
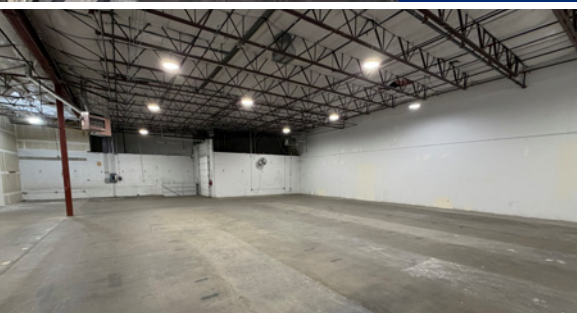
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BROKERAGE
DISCLOSURE

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