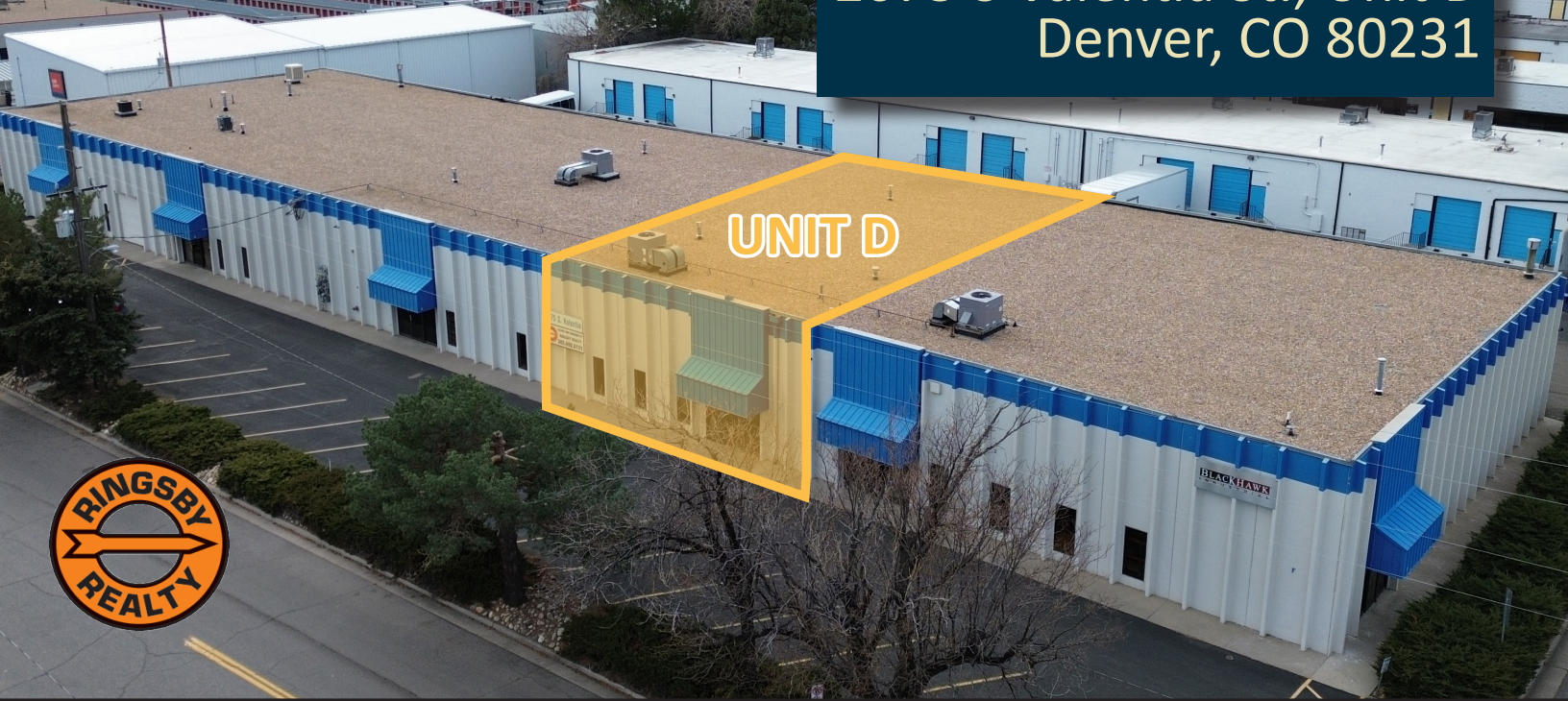


FOR LEASE

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

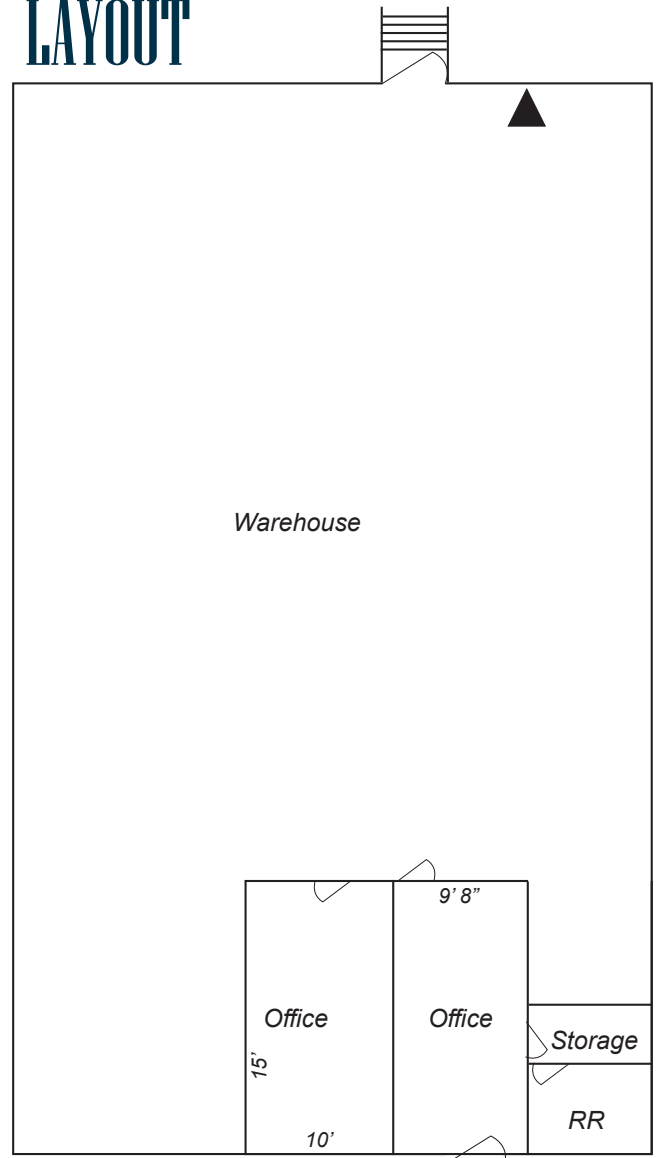


[VIEW DRONE VIDEO](#)

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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.

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