# 2045 S VALENTIA ST DENVER, CO 80231

FOR LEASE **STARTING AT \$2,086/MONTH (FS)** 



#### **PHILLIP A. YEDDIS**

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#### PROPERTY **HIGHLIGHTS**

Address	2045 S Valentia St
City, State, Zip	Denver, CO 80231
UNIT #7:	1,788 SF
#7 Lease Rate	\$2,086/ month
UNIT #14:	2,318 SF
#14 Lease Rate	\$2,704/ month
UNIT #15:	2,338 SF
#15 Lease Rate	\$2,786/ month
Combine Units #14 & #15:	4,656 SF (\$5,000/ month)
Lease Type	Full Service
Total Building Size	44,752 SF
Availability	Immediately
Lot Size	2.5 AC
Grade Level Doors	2
Grade Level Doors  Dock High Doors	1
Dock High Doors	1



Well located industrial spaces with common area dock and drive-in doors. Ample off-street parking and easy access to I-25 & I-225. No NNN expenses—tenant pays a flat \$100/month CAM fee. Affordable and hard-to-find small industrial spaces in move-in condition.

- Common area dock and drive-in doors.
- Ample off-street Parking
- Hard to find small industrial spaces
- Great affordable spaces with easy access to I-25 & I-225.
- Move-in condition
- No NNN expenses (Included in the rental rate).
- Tenant only pays \$100 per month for common area maintenance (CAM).





#### FLOOR PLAN



## SITE **AERIAL**





# WHY **DENVER?**

#### **Growth & Talent**

#1 Economy in the nation for 3 straight years.

Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)

Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.

Denver ranks #12 for tech talent across North America. The number of tech workers has grown 31.1% since 2015.

Denver's millenial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millenials in the country.

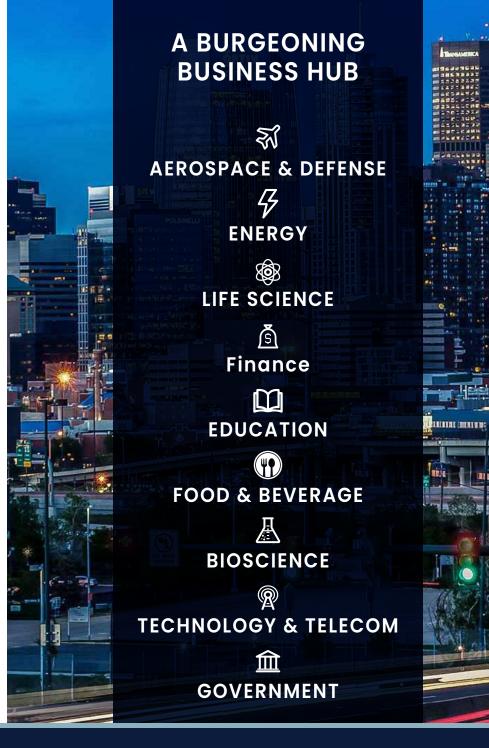
Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

Fastest Growing
State This Decade
U.S. Census









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