

2045

S VALENTIA ST

DENVER, CO 80231

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



1,788 – 4,656 RSF
SMALL INDUSTRIAL SPACES



PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

303.512.1162

pyeddis@uniqueprop.com



TCN

400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

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
Dock High Doors	1
Year Built	1972
Zoning	I-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 millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the **#3** most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks **#9** for cities across North America.

#1

**Best State
Economy**
U.S. News

#2

**Best Place
to Live**
U.S. News

#3

**Fastest Growing
State This Decade**
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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