

# 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:** \$13.25/SF NNN

**Expenses:** \$6.57/SF

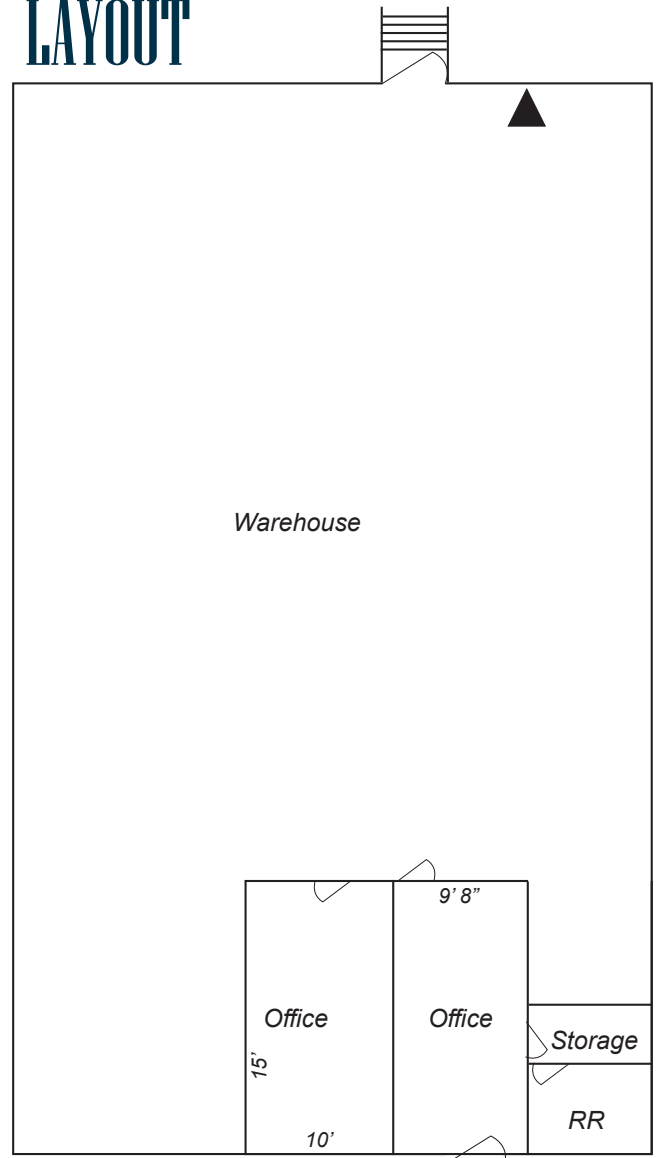


[VIEW DRONE VIDEO](#)

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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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