

2075 S VALENTIA ST. DENVER, CO

22,560 SF INDUSTRIAL WAREHOUSE
FOR SALE

S Valentia St.

E Pacific Pl.



VIEW DRONE VIDEO

PROPERTY FEATURES

Building SF: 22,560 SF

Site Size: 1.2 AC

Loading: (7) dock doors
(2) drive-in doors

Clear Height: 17'

Zoning: I-1

Year Built: 1975



TENANTS

UNITS A-C: Land Title
Occupying: 12,806 SF

UNIT D: Vacant
4,018 SF

UNITS E&F: Blackhawk Industrial
Occupying: 5,668 SF
(68 SF less than actual, per architect)



PROJECTED NOI - 9/1/26 - \$303,674.20

LOCATION HIGHLIGHTS:

Central Denver Location — Quick access to I-25, I-225, and Parker Road, connecting you to the entire Denver Metro, DTC, and DIA.

Last-Mile Positioning — Centrally located within the Denver Metro with quick access to major residential and commercial corridors, ideal for storage, distribution, and service-oriented tenants.

Established Industrial Corridor — Historically low vacancy and consistent tenant demand make Cherry Creek South one of Denver's most sought-after infill industrial submarkets.

Dense Infill Labor Pool — Surrounded by one of Denver's strongest concentrations of skilled industrial and service workers, supporting long-term tenant stability and low turnover.



TENANT OVERVIEW



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

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