



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR LEASE

2075 S Valentia St.
Denver, CO 80231



PROPERTY FEATURES:

Size:	UNIT D: 4,000 SF
	UNIT E: 3,040 SF
	TOTAL: 7,040 SF
Year Built:	1975
Units:	2 units avail. - seperately metered for gas & electric
Clearance:	18'
Loading:	2 Docks (1 dock each)
Site Size:	1.21 AC
Zoning:	I-1
Lease Rate:	\$12.50/SF NNN
Expenses:	\$3.15/SF



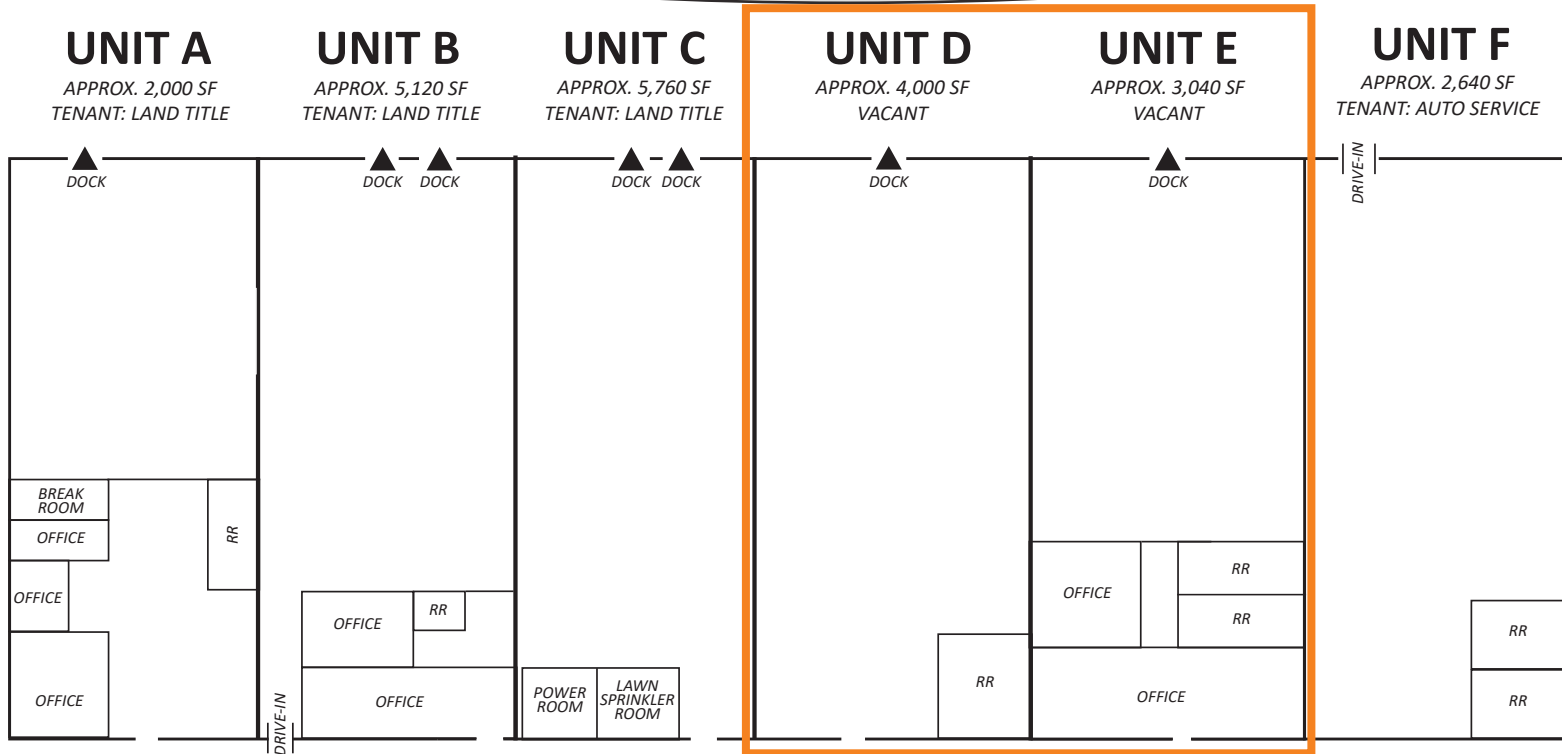
© 2022 Ringsby Realty Corp. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Ringsby Realty Corp. and the Ringsby Realty Corp. logo are service marks of Ringsby Realty Corp. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Ringsby Realty Corp. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

FOR LEASE

**2075 S Valentia St.
Denver, CO 80231**



RR = RESTROOMS
*ALL NUMBERS ARE
APPROXIMATIONS AND
SUBJECT FOR REVIEW*

	UNIT SF	OFFICE SF	LOADING
UNIT A:	2,000	1,200	1 DOCK
UNIT B:	5,120	300	2 DOCKS & 1 DRIVE-IN
UNIT C:	5,760	0	2 DOCKS
UNIT D: (AVAILABLE)	4,000	0	1 DOCK
UNIT E: (AVAILABLE)	3,040	456	1 DOCK
UNIT F:	2,640	0	1 DRIVE-IN
PROJECT TOTAL:	22,560	1,956	
TOTALS OF AVAILABLE UNITS:	7,040	456	2 DOCKS



- Newer Roof
- 18' Clearance
- Sprinklered
- Twin-Tee Construction
- 456 SF of office (approx.)
- Easy Access to I-25 & I-225



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

1336 Glenarm Place | Suite 200
Denver, CO 80204
www.ringsbyrealty.com

Alex Ringsby
alex@ringsbyrealty.com
(303) 892-0120

Scott Patterson
scott@ringsbyrealty.com
(303) 892-0121