

VALLEY BUSINESS CENTER

700 W. MISSISSIPPI AVE.
DENVER, CO 80223

SUITE E3-5

INDUSTRIAL FOR LEASE

FOR MORE INFORMATION:

T.J. Smith, SIOR
o. 303.283.4576
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Nick Rice
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Colliers
4643 S. Ulster St.,
Suite 1000
Denver, CO 80237
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PROPERTY FEATURES

- » Project Size: 204,981 SF
- » Number of Buildings: 5
- » City/County: Denver/Denver
- » Year Built: 1983
- » Zoning: I-A, UO-2
- » Loading: Dock High and Drive-In
- » Clear Height: 16'-20'
- » Sprinklers: General Duty
- » Parking: 1.3:1,000 SF



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

ADLER
REAL ESTATE PARTNERS

VALLEY

BUSINESS CENTER

AERIAL VIEW



DOWNTOWN
DENVER

6TH AVE.

ALAMEDA AVE.

JASON ST.

MISSISSIPPI AVE.



SANTA FE DR.

GATES REDEVELOPMENT

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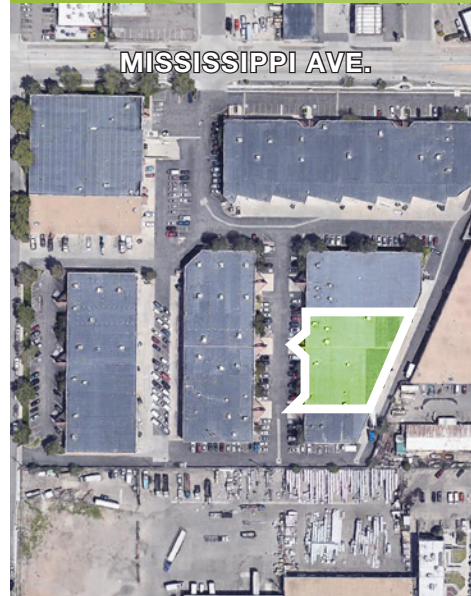
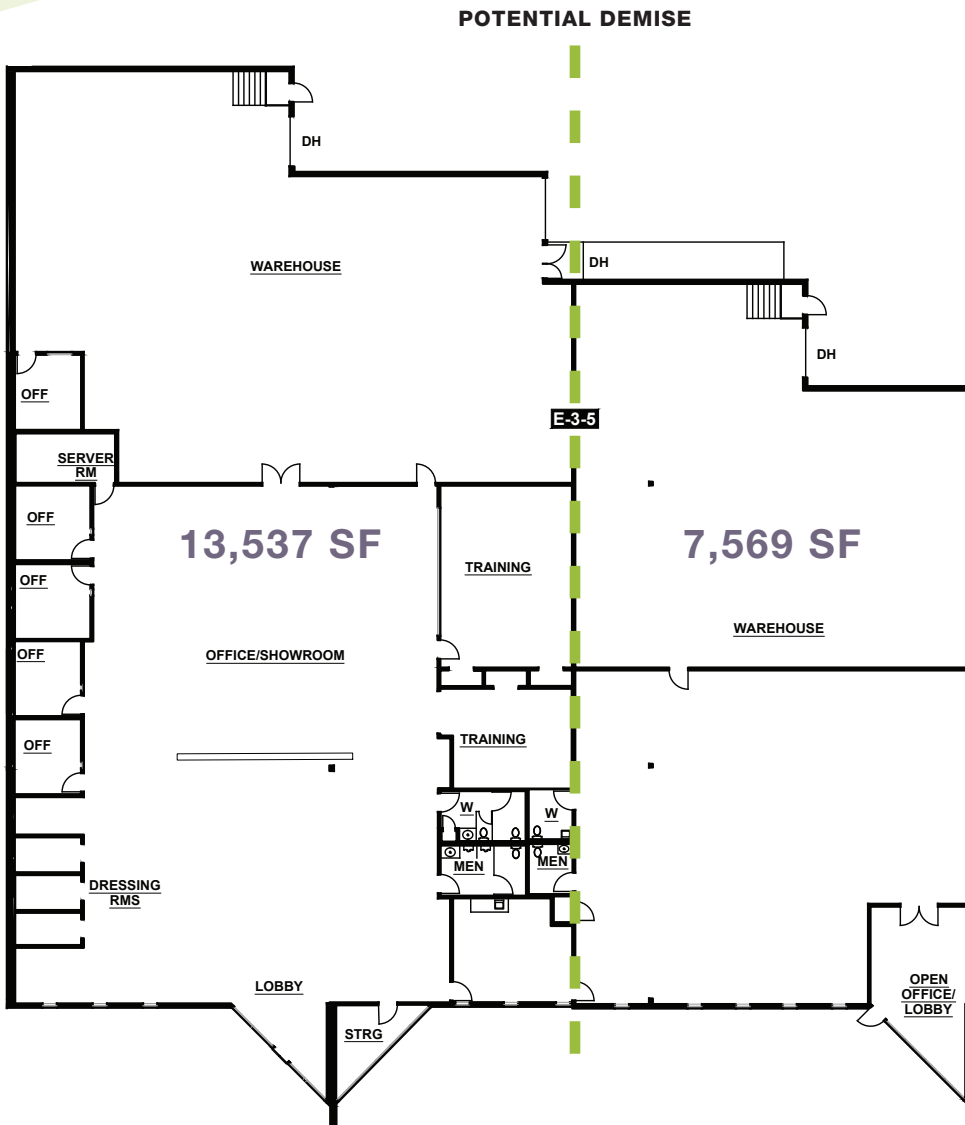
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FLOORPLAN

BLDG. E. // SUITE 3-5 – 21,106 SF

AVAILABLE 12/1/2025



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BUILDING	SUITE	TOTAL SF	OFFICE/SHOWROOM	CLEAR HEIGHT	LOADING	PARKING	SPRINKLERS	LEASE RATE	OP/EX
E	3-5	21,106 SF	60%	16'	3 Dock High	27 Spaces	General Duty	\$13.50/SF - \$14.25/SF NNN	\$6.72/SF

Power: TBV

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BROKERAGE
DISCLOSURE

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