

VALLEY BUSINESS CENTER

700 W. MISSISSIPPI AVE.
DENVER, CO 80223

SUITE B-2

INDUSTRIAL FOR LEASE

FOR MORE INFORMATION:

T.J. Smith, SIOR
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4643 S. Ulster St.,
Suite 1000
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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 and landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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AERIAL VIEW



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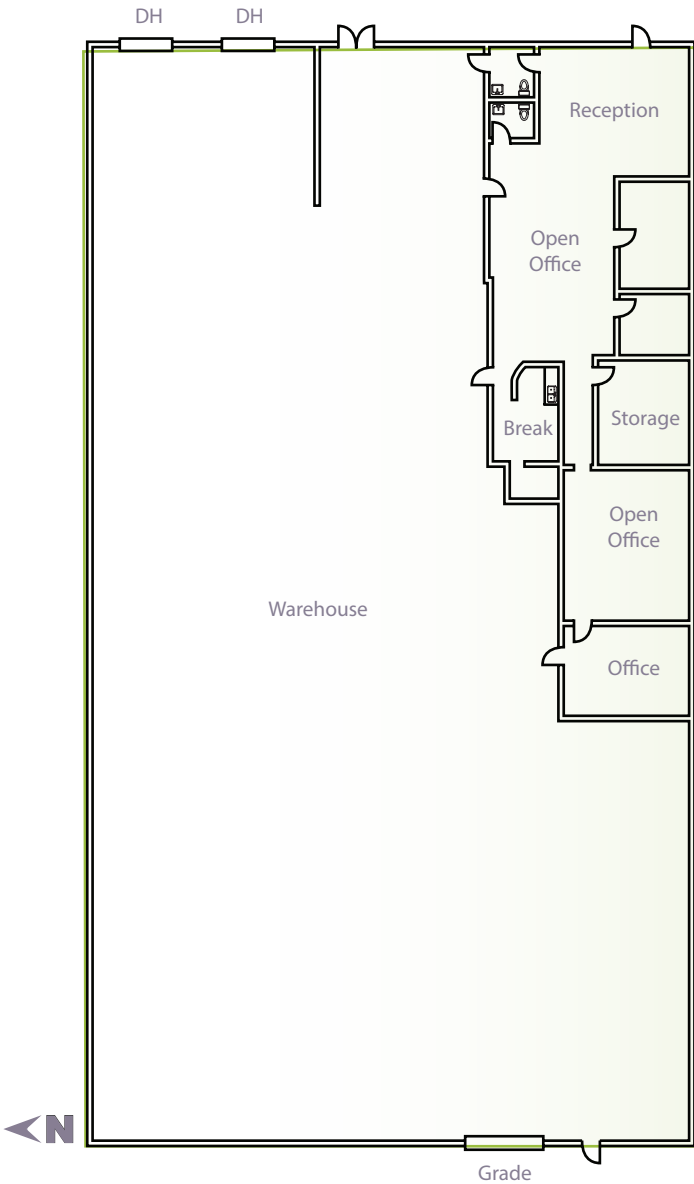
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FLOORPLAN

BLDG. B. // SUITE 2 — 17,819 SF

AVAILABLE 12/1/25



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BLDG	SUITE	TOTAL SF	OFFICE/ SHOWROOM	CLEAR HEIGHT	LOADING	PARKING	SPRINKLERS	LEASE RATE	OP/EX
B	2	17,819 SF	19%	16'	2 Dock High 1 Grade	20 Spaces	General Duty	\$13.50/SF NNN	\$6.72/SF

Power: TBV

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BROKERAGE
DISCLOSURE

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