

VALLEY BUSINESS CENTER



UNDER NEW
OWNERSHIP

INDUSTRIAL FOR LEASE

700 W. MISSISSIPPI AVE., DENVER, CO 80223

FOR MORE INFORMATION:

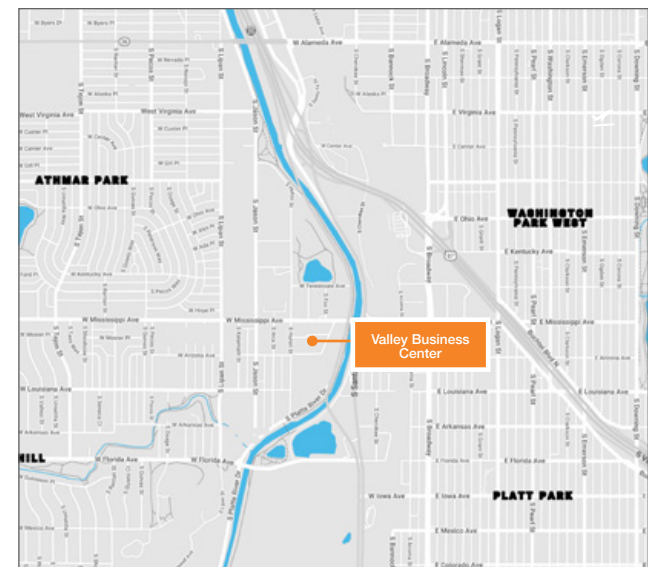
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Colliers
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PROPERTY FEATURES

- » Project Size: 203,438 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: 14'-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.



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AERIAL VIEW



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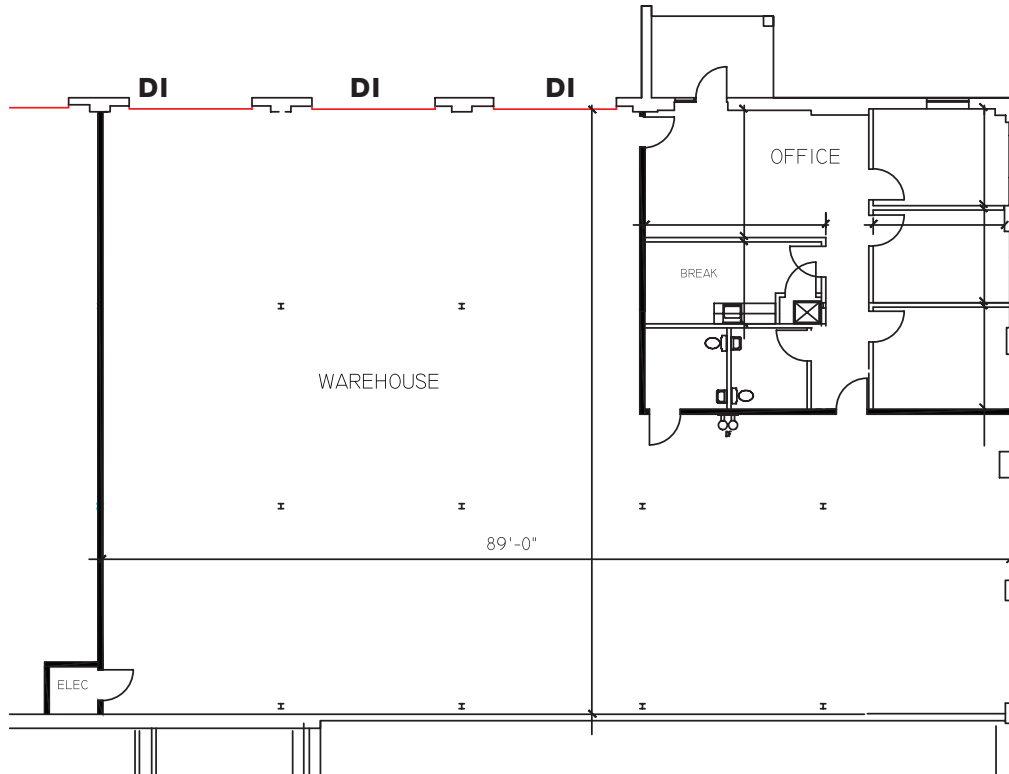
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SITE PLAN

BLDG. B. // SUITE 4 - 5,887 SF



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BUILDING	SUITE	TOTAL SF	OFFICE SF	CLEAR HEIGHT	LOADING	PARKING	SPRINKLERS	LEASE RATE	OP/EX
B	4	5,887 SF	1,134 SF	14'	3 Drive-Ins	±5 Spaces	Yes	\$9.50/SF NNN	\$4.00/SF

Power: 150 Amps 120/208v, 3 Phase

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