

ILIFF BUSINESS PARK

OFFICE/WAREHOUSE SPACE FOR LEASE



2422

S. TRENTON WAY
& E. ILIFF AVE.
SUITE A
DENVER, CO 80231

AVAILABILITY INFORMATION

AVAILABLE:	Suite A
SIZE:	7,318 SF
CLEAR HEIGHT:	±13'
LOADING:	Two (2) Drive-Ins
ELECTRICAL:	3-Phase
SPRINKLER:	None
RATE:	\$13.50/SF NNN
EXPENSES:	\$5.63/SF (Est. for 2026)
POWER:	To Be determined

HIGHLIGHTS

- Iliff Business Park offers excellent individual signage
- Abundant parking and great access to I-25 and I-225
- Located in Unincorporated Arapahoe County
- Aggressive and creative ownership
- End-cap Space
- Drive-Thru Capability



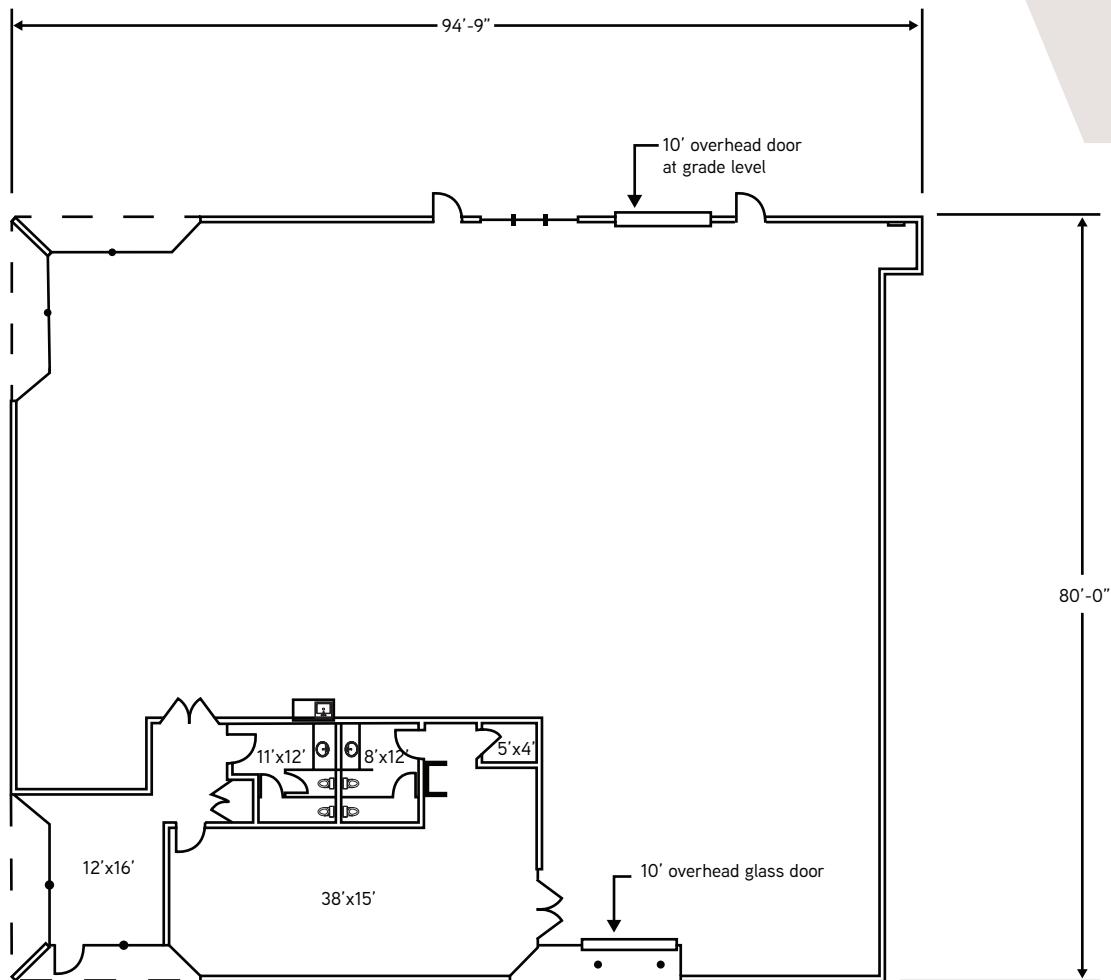
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FLOOR PLAN

Suite A
7,318 SF




NORTH

Colliers

COLLIERS DENVER
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BROKER DISCLOSURE

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Terms of sale or lease and availability are subject to change or withdrawal without notice.

