

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



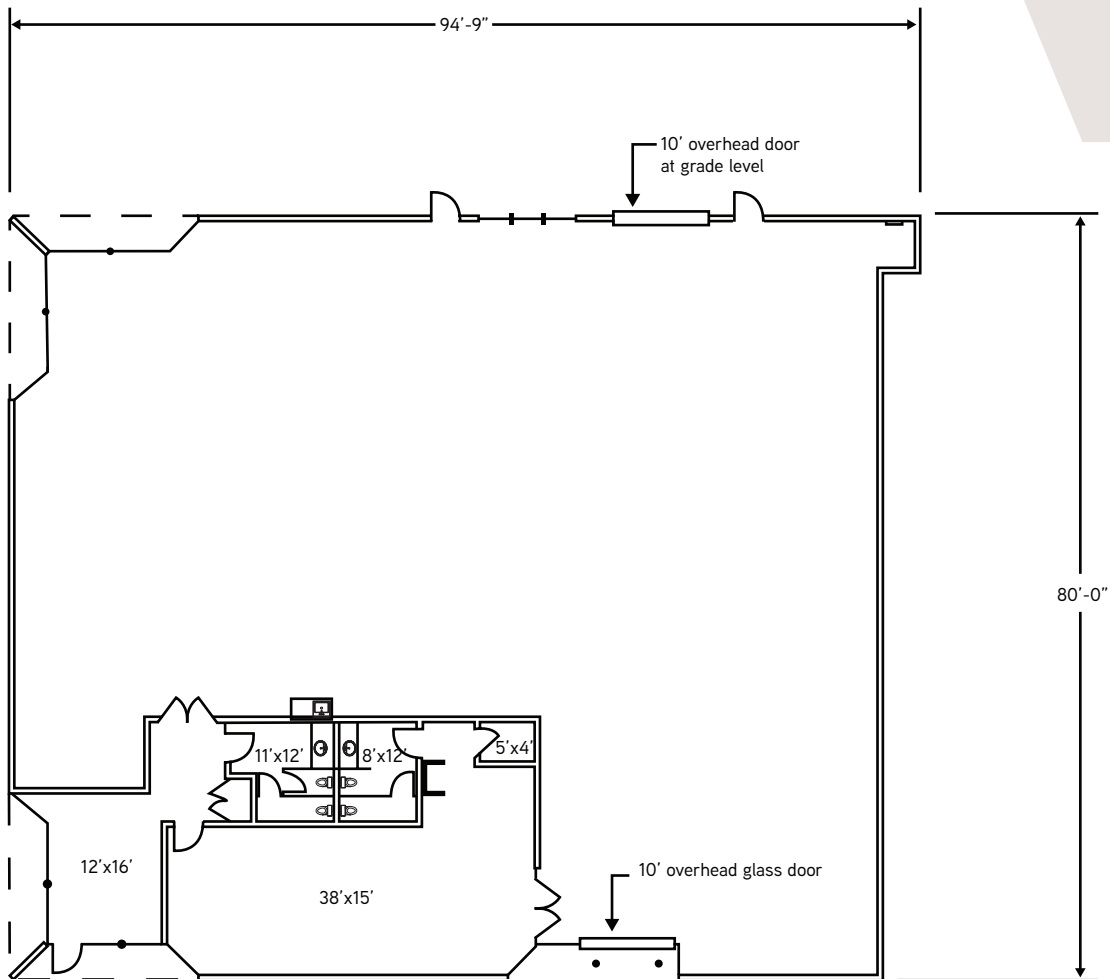
CODY SHEESLEY
+1 303 309 3520
cody.sheesley@colliers.com

T.J. SMITH, SIOR
+1 303 283 4576
tj.smith@colliers.com



FLOOR PLAN

Suite A
7,318 SF



Colliers

BROKER DISCLOSURE



COLLIERS DENVER

4643 S. Ulster Street | Suite 1000 | Denver, CO 80237
+1 303 745 5800 fax +1 303 745 5888 | colliers.com/denver

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