

# ILIFF BUSINESS PARK

OFFICE/WAREHOUSE SPACE FOR LEASE



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



## AVAILABILITY INFORMATION

AVAILABLE:	Suite J-P
SIZE:	21,582 SF (Divisible)
CLEAR HEIGHT:	12'-13'
LOADING:	Three (3) Drive-Ins & Four (4) Dock High Doors
ELECTRICAL:	3-Phase
SPRINKLER:	None
RATE:	\$13.00/SF NNN
EXPENSES:	\$5.63/SF (Est. for 2026)
POWER:	To Be determined
HVAC:	Fully Conditioned

## 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
- HVAC throughout premises



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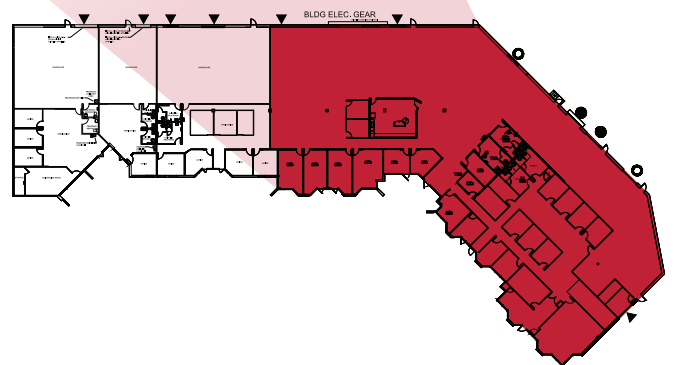
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2452 S. TRENTON WAY | SUITE J-P | DENVER, CO 80231

## FLOOR PLAN

Suite J-P  
21,582 SF  
Divisible



Colliers

BROKER DISCLOSURE

COLLIERS DENVER

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