

ILIFF BUSINESS PARK

OFFICE/WAREHOUSE SPACE FOR LEASE



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



AVAILABILITY INFORMATION

AVAILABLE:	Suite I
SIZE:	4,768 SF
CLEAR HEIGHT:	12' - 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
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
- Multiple large contiguous options



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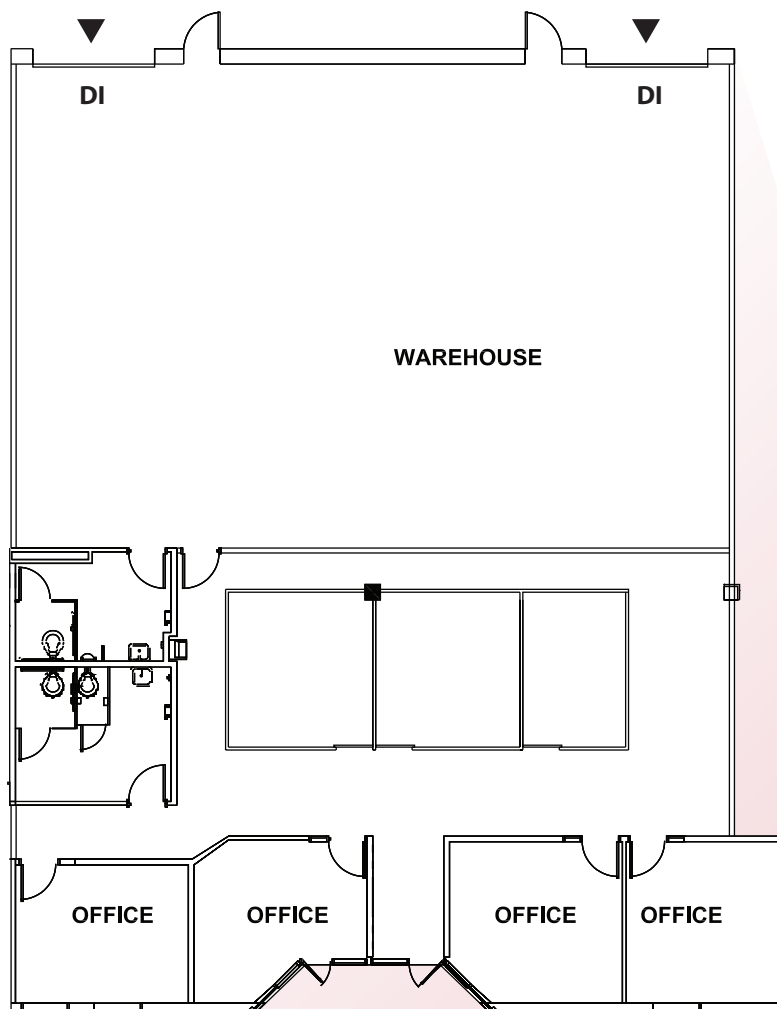
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2452 S. TRENTON WAY | SUITE I | DENVER, CO 80231

FLOOR PLAN

Suite I
4,768 SF



Colliers

COLLIERS DENVER

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BROKER DISCLOSURE

