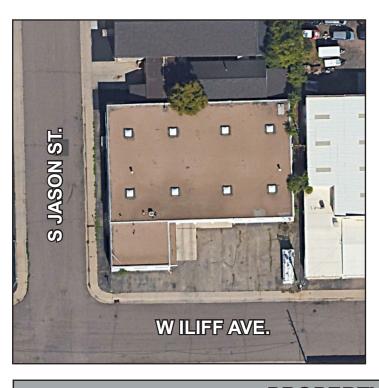


OFFICE/WAREHOUSE FOR LEASE OR SALE

995 W Iliff Ave. Denver, CO 80223





PROPERTY FEATURES:

Bldg. SF: 11,200 SF

Office SF: 2,000 SF (approx.)

Lot Size: 5 AC

Zoning: I-A

Loading: (1) Drive-in

(2) Dock High Doors

Clear Height: 12'

Heavy Power: 1200 A / 240 V (to be verified)

Lease Rate: \$12/SF NNN

Sale Price: \$2,185,000

PROPERTY HIGHLIGHTS:

- Easy access to Santa Fe, Hwy 285, and I-25
- Quality, high-image office finish

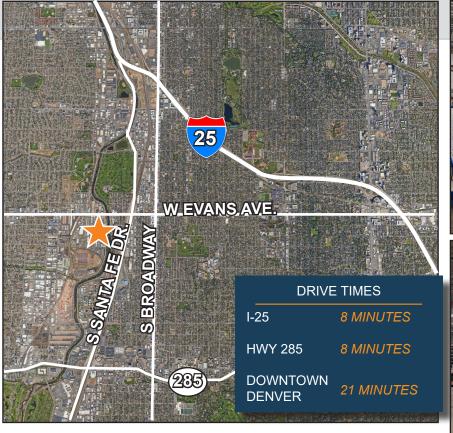
- Great location to service South/Central Denver Metro area
- · Freestanding building with paved parking

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