



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

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:

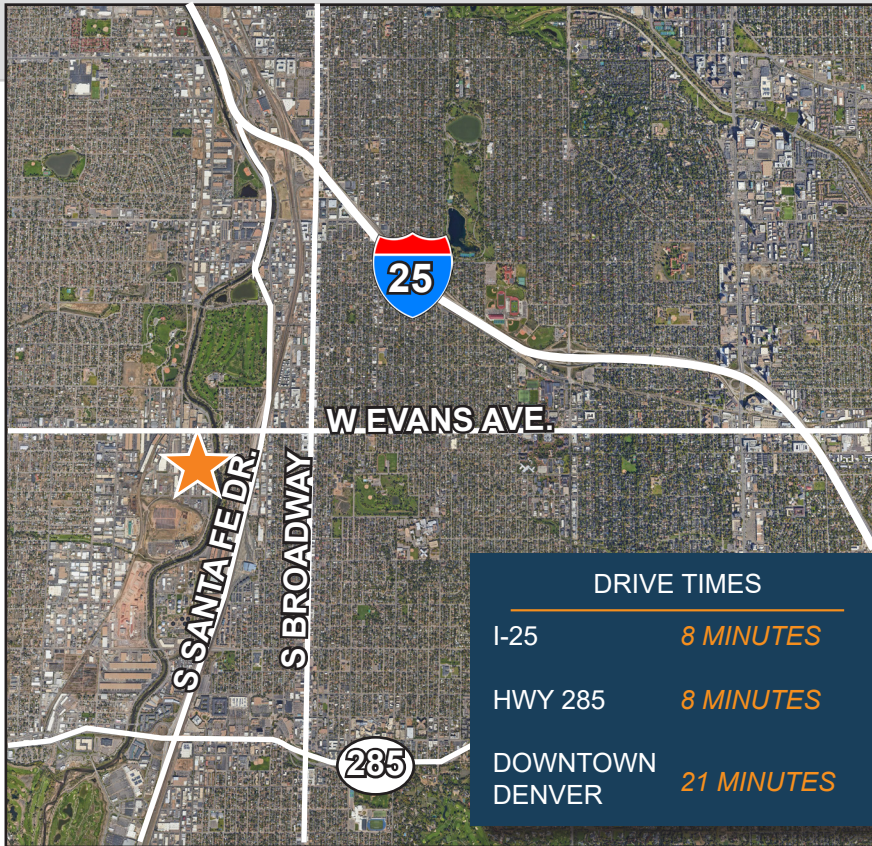
- Easy access to Santa Fe, Hwy 285, and I-25
- Great location to service South/Central Denver Metro area
- Quality, high-image office finish
- Freestanding building with paved parking



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