

ILIFF BUSINESS PARK

FLEX SPACE FOR LEASE



2369 S.
TRENTON WAY
UNIT A-D
DENVER, CO 80231



AVAILABILITY INFORMATION

AVAILABLE:	16,080 SF (Divisible to 3,429 SF)
OFFICE:	10,607 SF (Can Demo)
WAREHOUSE:	5,473 SF
CLEAR HEIGHT:	12'-13'
LOADING:	Five (5) Drive-In Doors Two (2) Knock Out Doors
ELECTRICAL:	3-Phase
SPRINKLER:	None
RATE:	\$12.50-\$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
- HVAC throughout premises



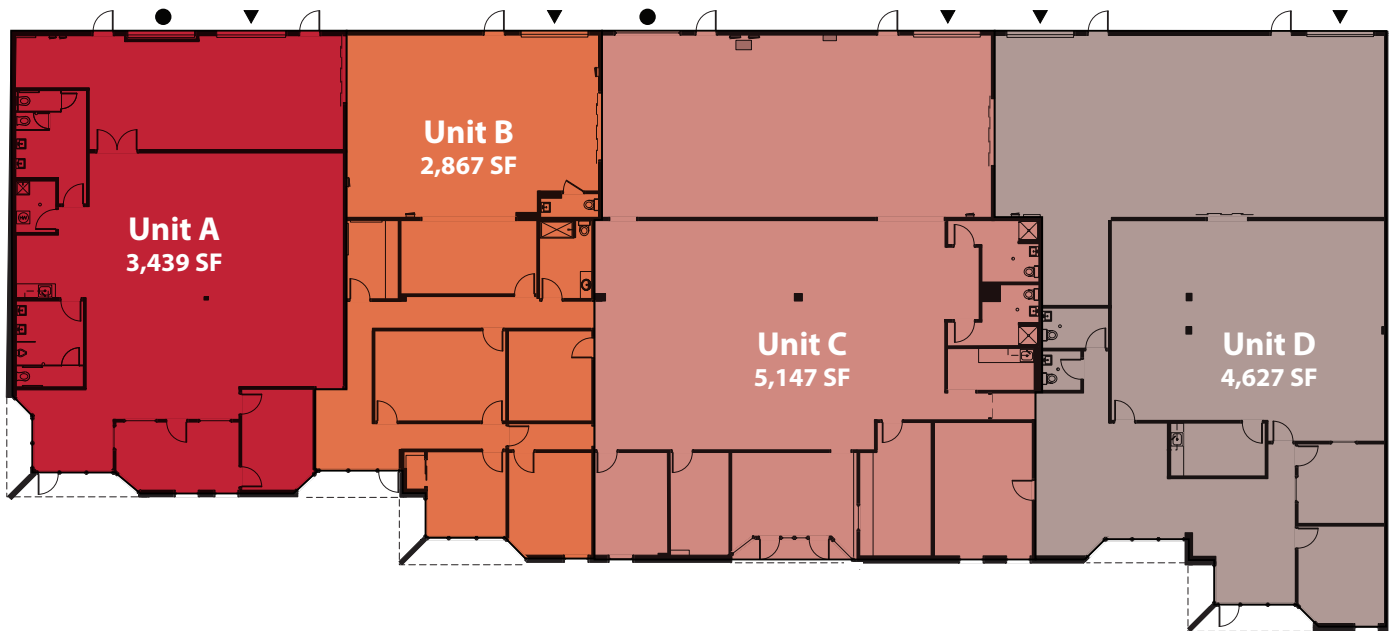
CODY SHEESLEY
+1 303 309 3520
cody.sheesley@colliers.com

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



SITE PLAN

Total 16,080 SF



● Knock Out

▼ Drive In



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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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BROKER DISCLOSURE

