

ILIFF BUSINESS PARK

OFFICE/WAREHOUSE SPACE FOR LEASE



2422

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

AVAILABILITY INFORMATION

AVAILABLE:	Suite E
SIZE:	5,792 SF
CLEAR HEIGHT:	12'-13'
LOADING:	TWO (2) DOCKS ONE (1) DRIVE-IN
ELECTRICAL:	3-Phase
SPRINKLER:	None
RATE:	\$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
- Multiple large contiguous options



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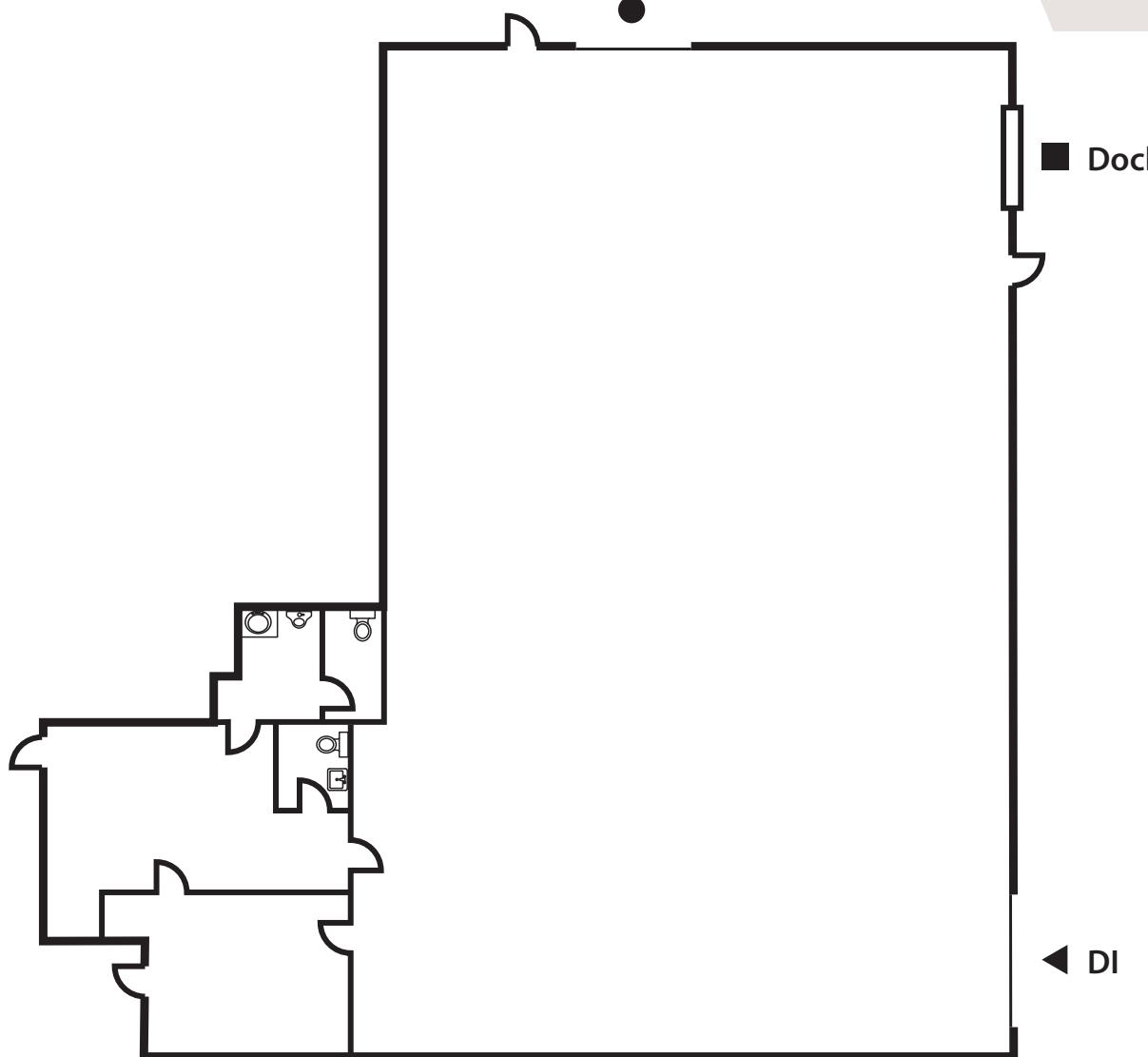


FLOOR PLAN

↑
NORTH

Half Dock
(Could be converted to full dock)

Suite E
5,792 SF



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BROKER DISCLOSURE

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