

# ILIFF BUSINESS PARK

FLEX SPACE FOR LEASE



2369 S.  
TRENTON WAY  
**UNIT A**

DENVER, CO 80231



## AVAILABILITY INFORMATION

AVAILABLE:	3,439 SF
OFFICE:	85% (will demo)
CLEAR HEIGHT:	12'-13'
LOADING:	One (1) Drive-In Door One (1) Knock Out Door
ELECTRICAL:	3-Phase
SPRINKLER:	None
RATE:	\$12.50/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
- HVAC throughout premises

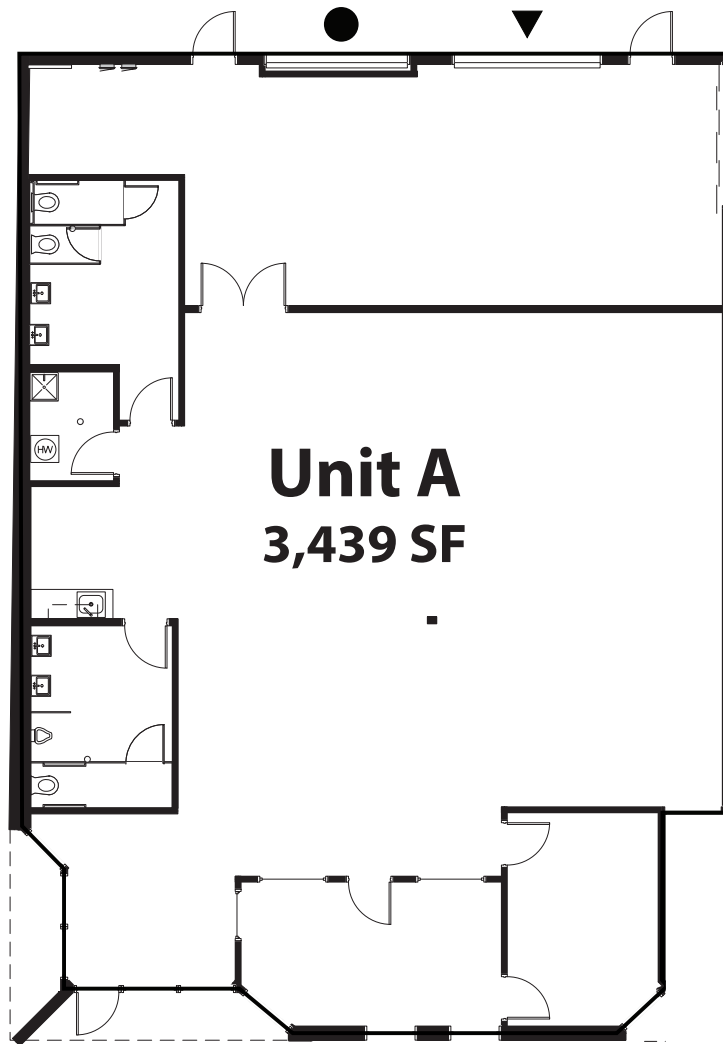


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**SITE PLAN**



**Colliers**

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