

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

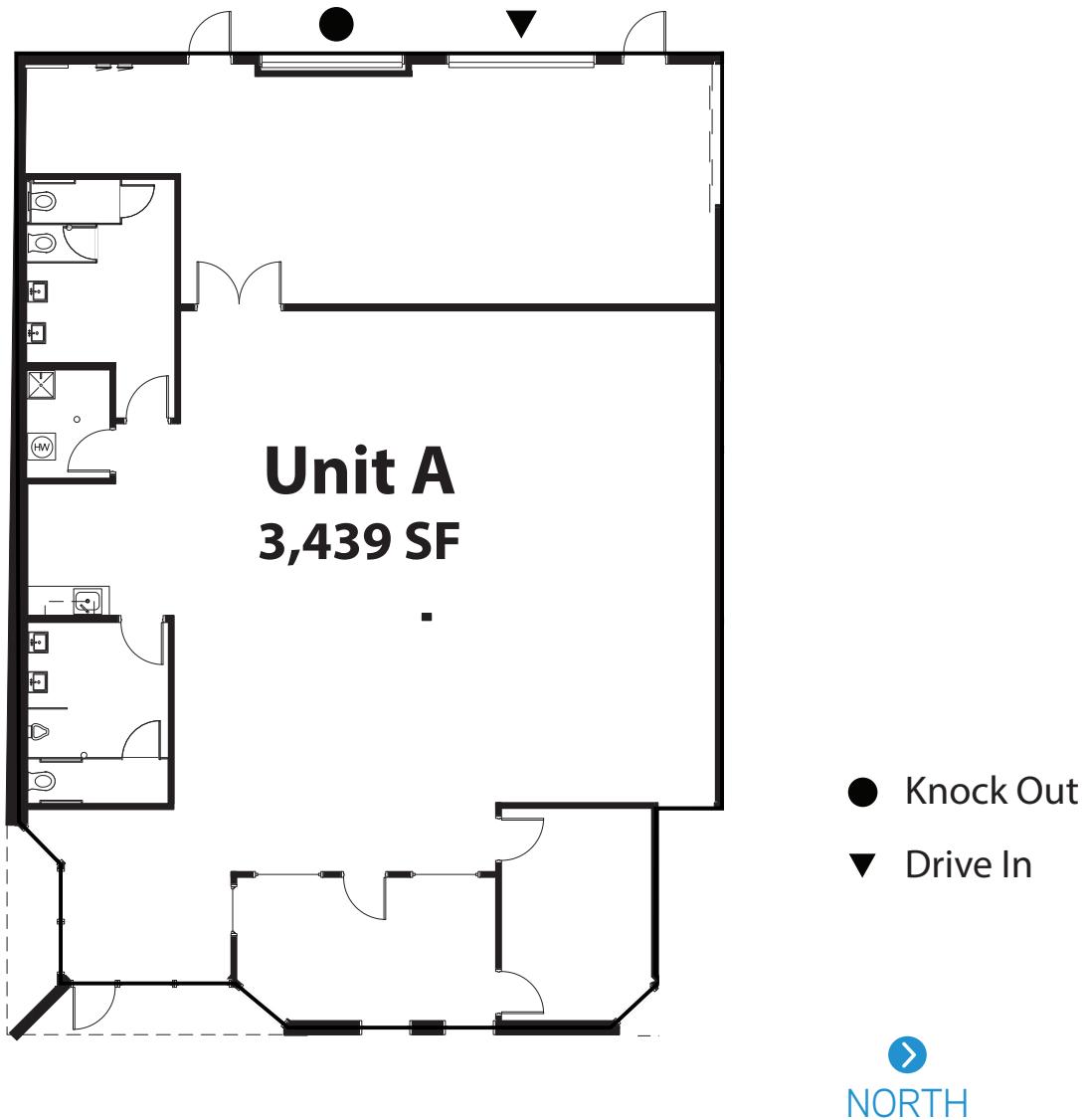


CODY SHEESLEY
+1 303 309 3520
cody.sheesley@colliers.com

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



SITE PLAN



Colliers

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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