

# ILIFF BUSINESS PARK

FLEX SPACE FOR LEASE



2369 S.  
TRENTON WAY  
**UNIT D**

DENVER, CO 80231



## AVAILABILITY INFORMATION

AVAILABLE:	4,627 SF
OFFICE:	70% (will demo)
CLEAR HEIGHT:	12'-13'
LOADING:	Two (2) Drive-In Doors
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

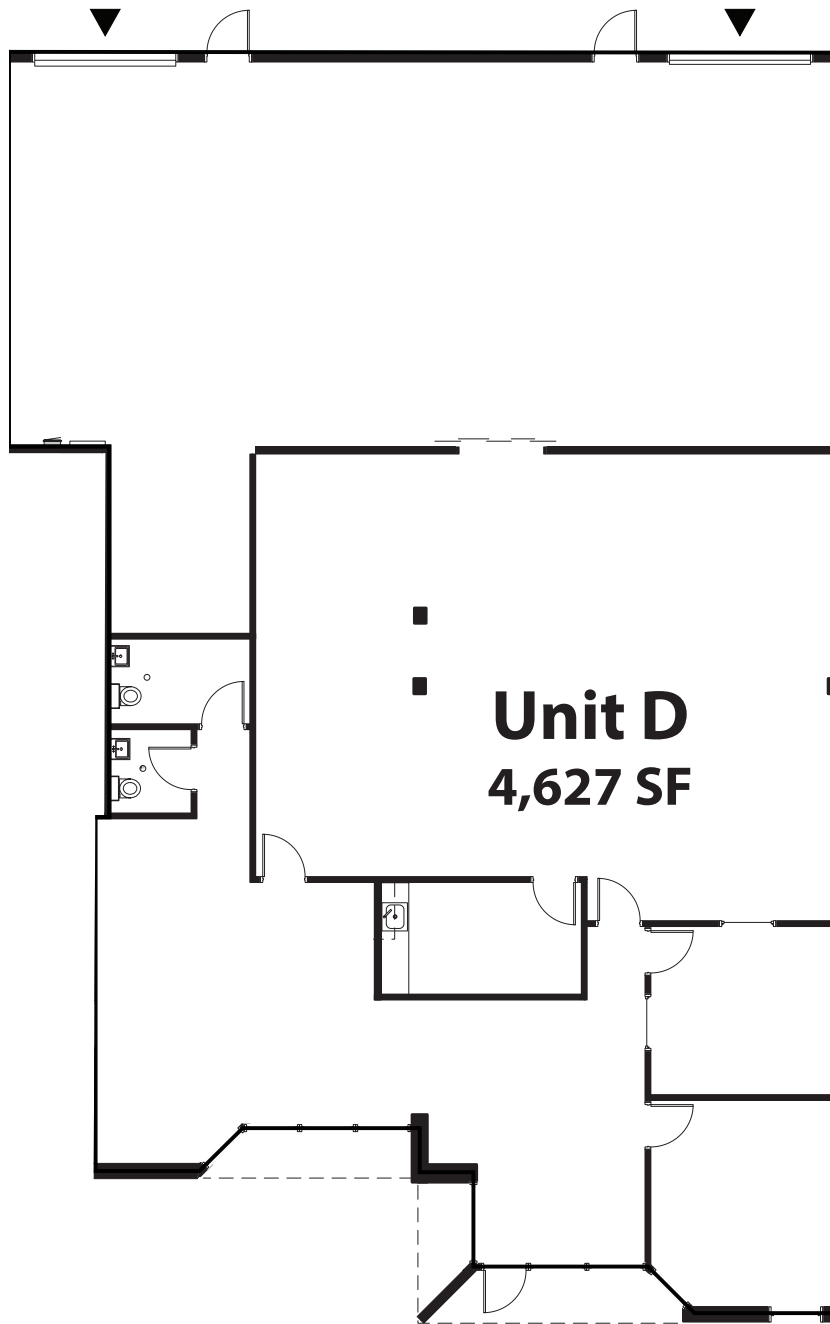


**CODY SHEESLEY**  
+1 303 309 3520  
[cody.sheesley@colliers.com](mailto:cody.sheesley@colliers.com)

**T.J. SMITH, SIOR**  
+1 303 283 4576  
[tj.smith@colliers.com](mailto:tj.smith@colliers.com)



**SITE PLAN**



  
NORTH

 Drive In



**COLLIERS DENVER**

4643 S. Ulster Street | Suite 1000 | Denver, CO 80237  
+1 303 745 5800 fax +1 303 745 5888 | [colliers.com/denver](http://colliers.com/denver)

No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

**BROKER DISCLOSURE**

