

# ILIFF BUSINESS PARK

FLEX SPACE FOR LEASE



## 7800

E. ILIFF AVE.

UNIT J

DENVER, CO 80231



## AVAILABILITY INFORMATION

AVAILABLE:	Immediately
SIZE:	2,321 SF
OFFICE BUILD-OUT:	1,641 SF
CLEAR HEIGHT:	+13'
LOADING:	One (1) Drive-In Door
RATE:	\$11.75/SF NNN
EXPENSES:	\$4.59/SF (Est. for 2022)
ELECTRICAL:	200 Amp, 3-Phase (To be Verified by Electrician)

## 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
- Retail identity
- Four (4) building complex allows for tenant expansion

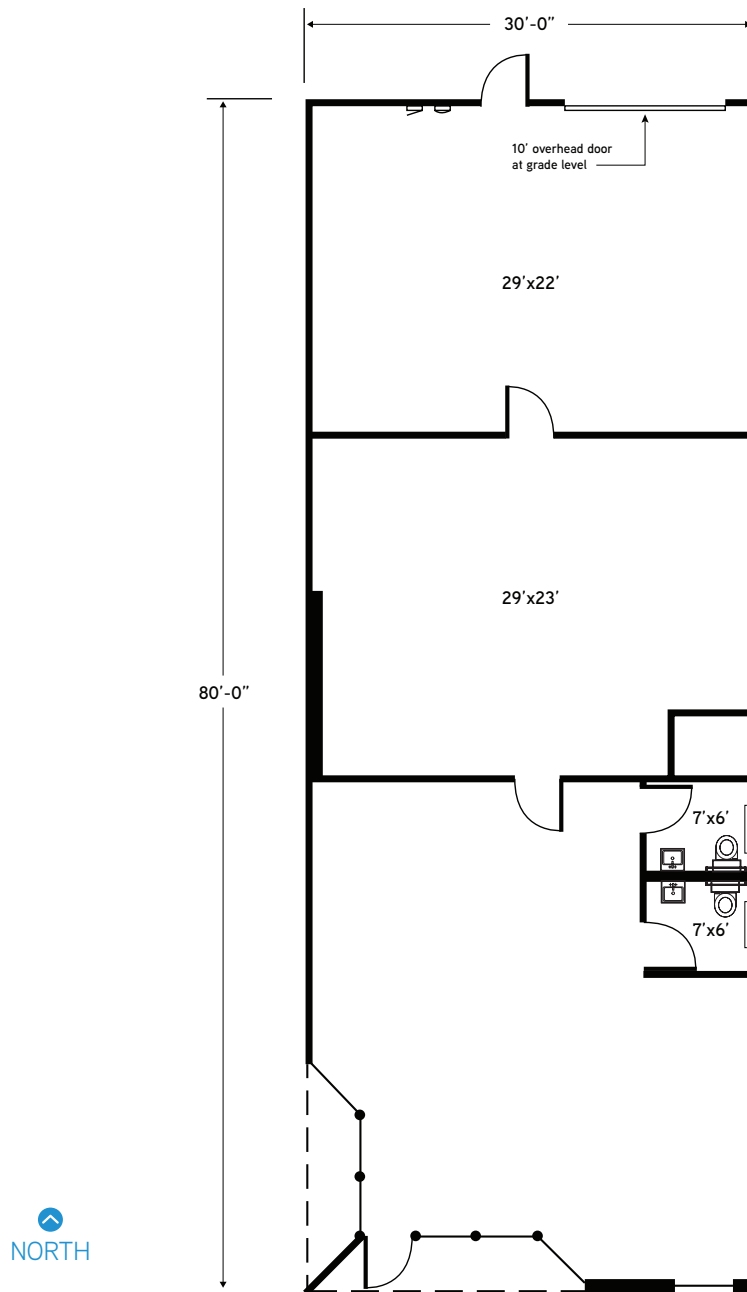


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**SITE PLAN**



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