

ILIFF BUSINESS PARK

FLEX SPACE FOR LEASE



2369 S.
TRENTON WAY
UNIT C
DENVER, CO 80231



AVAILABILITY INFORMATION

AVAILABLE:	5,147 SF
OFFICE:	70% (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

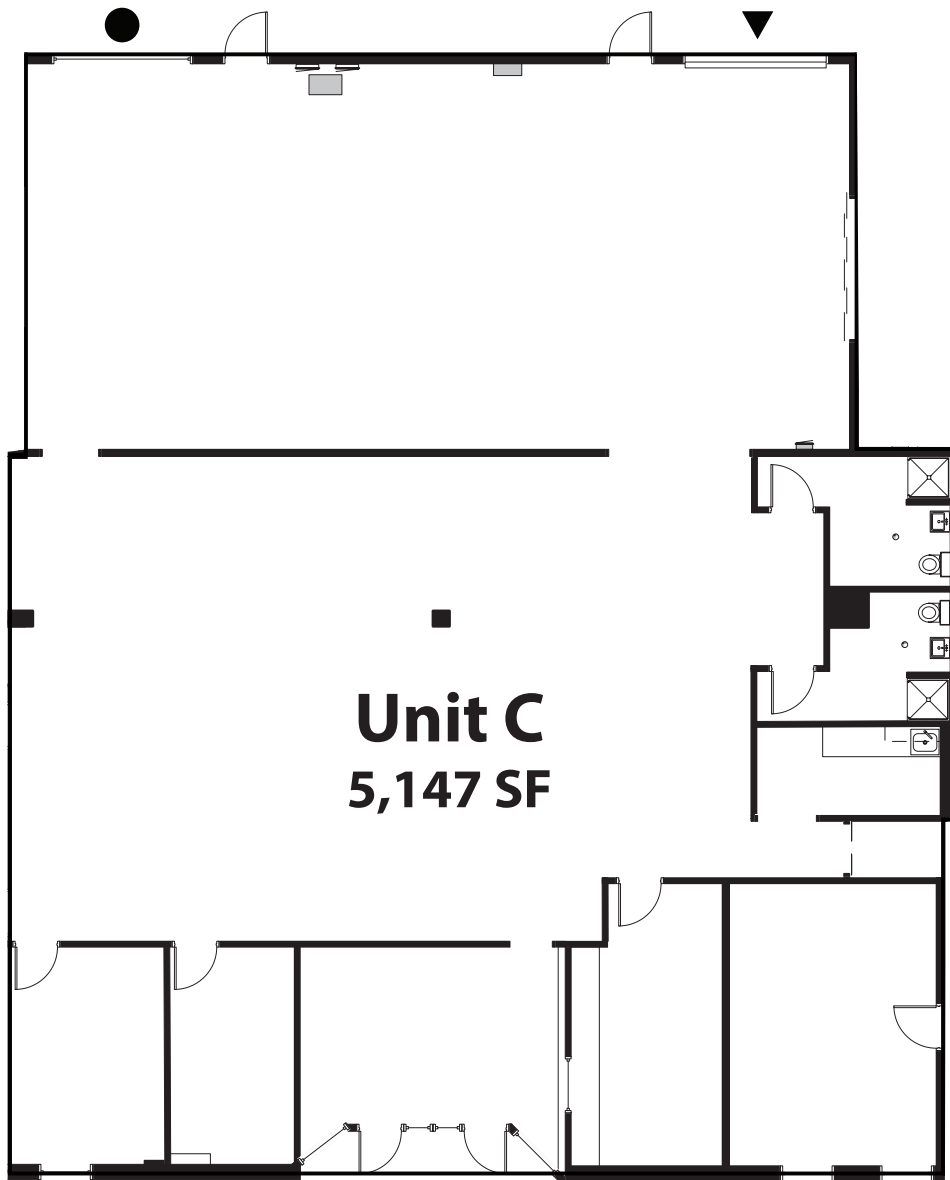


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SITE PLAN




NORTH

● Knock Out

▼ Drive In

Colliers

COLLIERS DENVER

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