

ILIFF BUSINESS PARK

OFFICE/WAREHOUSE SPACE FOR LEASE



S. TRENTON WAY
&
E. ILIFF AVE.
DENVER, CO 80231



PROPERTY INFORMATION

AVAILABLE:	2,321 SF - 32,859 SF
CLEAR HEIGHT:	12' - 13'
LOADING:	Drive-In & Dock High Doors
ELECTRICAL:	3-Phase
SPRINKLER:	None
RATE:	\$12.50 - \$13.50/SF NNN
EXPENSES:	\$5.63/SF (Est. for 2026)
POWER:	To Be determined

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
- Multiple large contiguous options

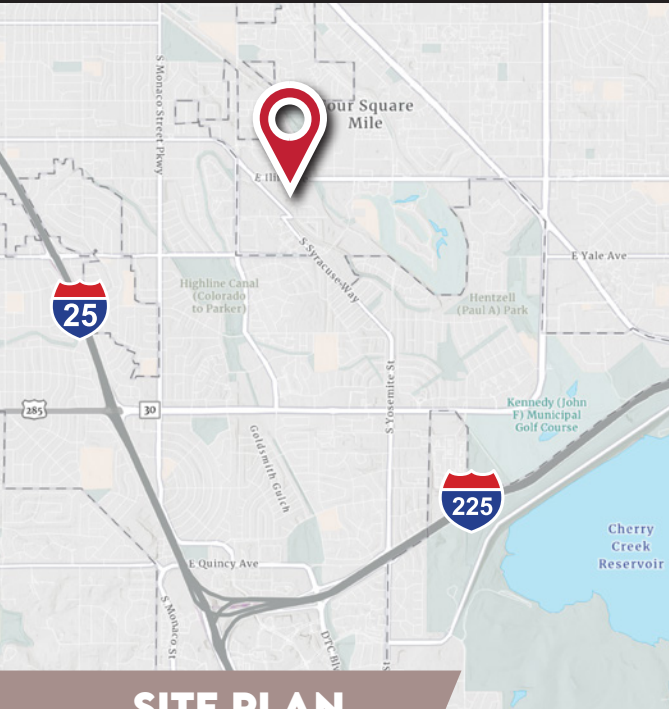


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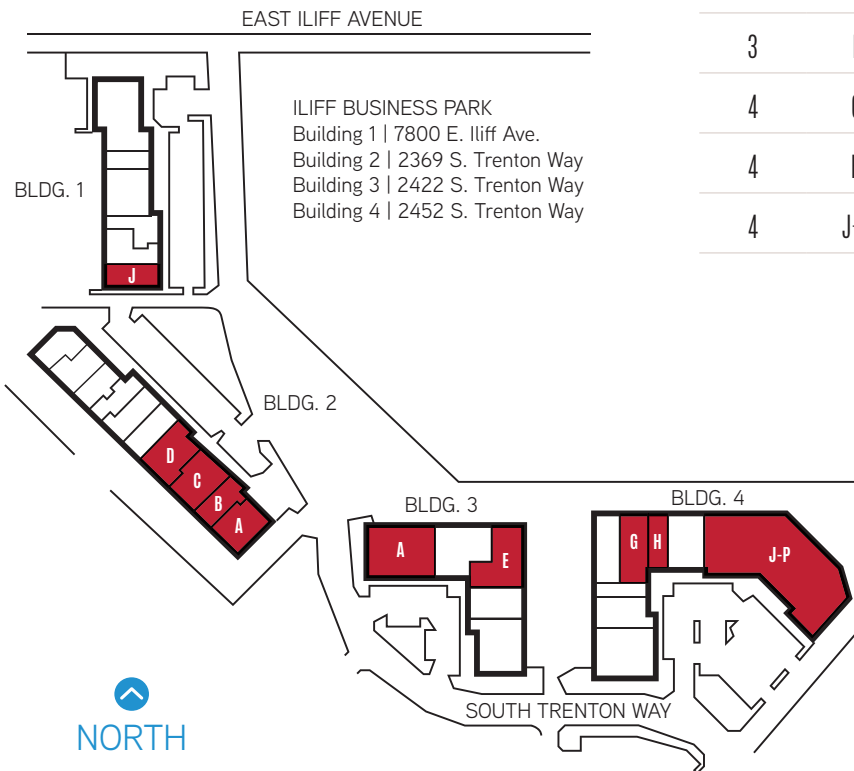
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SITE PLAN



CURRENT AVAILABILITY

BLDG.	UNIT	SIZE	LOADING	BASE RENT
1	J	2,321 SF	1 Drive-In	\$13.50/SF
2	A	3,439 SF	1 Drive-In & 1 Knock Out	\$12.50/SF
2	B	2,867 SF	1 Drive-In	\$12.50/SF
2	C	5,147 SF	1 Drive-In & 1 Knock Out	\$12.50/SF
2	D	4,627 SF	2 Drive-In	\$12.50/SF
2	A-D	16,080 SF	5 Drive-In & 2 Knock Out	\$12.50/SF
3	A	7,318 SF	2 Drive-In	\$13.50/SF
3	E	5,792 SF	1 Drive-In & 2 Dock High	\$13.50/SF
4	G	4,070 SF	1 Drive-In	\$13.50/SF
4	H	2,435 SF	1 Drive-In	\$13.50/SF
4	J-P	21,582 SF	3 Drive-In & 4 Dock High	\$13.00/SF

BROKER DISCLOSURE



COLLIERS DENVER

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