

# ILIFF BUSINESS PARK

OFFICE/WAREHOUSE SPACE FOR LEASE



## 2422

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



## AVAILABILITY INFORMATION

AVAILABLE:	Immediately
SIZE:	7,318 SF
CLEAR HEIGHT:	±13'
LOADING:	Two (2) Drive-Ins
ELECTRICAL:	3-Phase
SPRINKLER:	None
RATE:	\$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
- End-cap Space
- Drive-Thru Capability



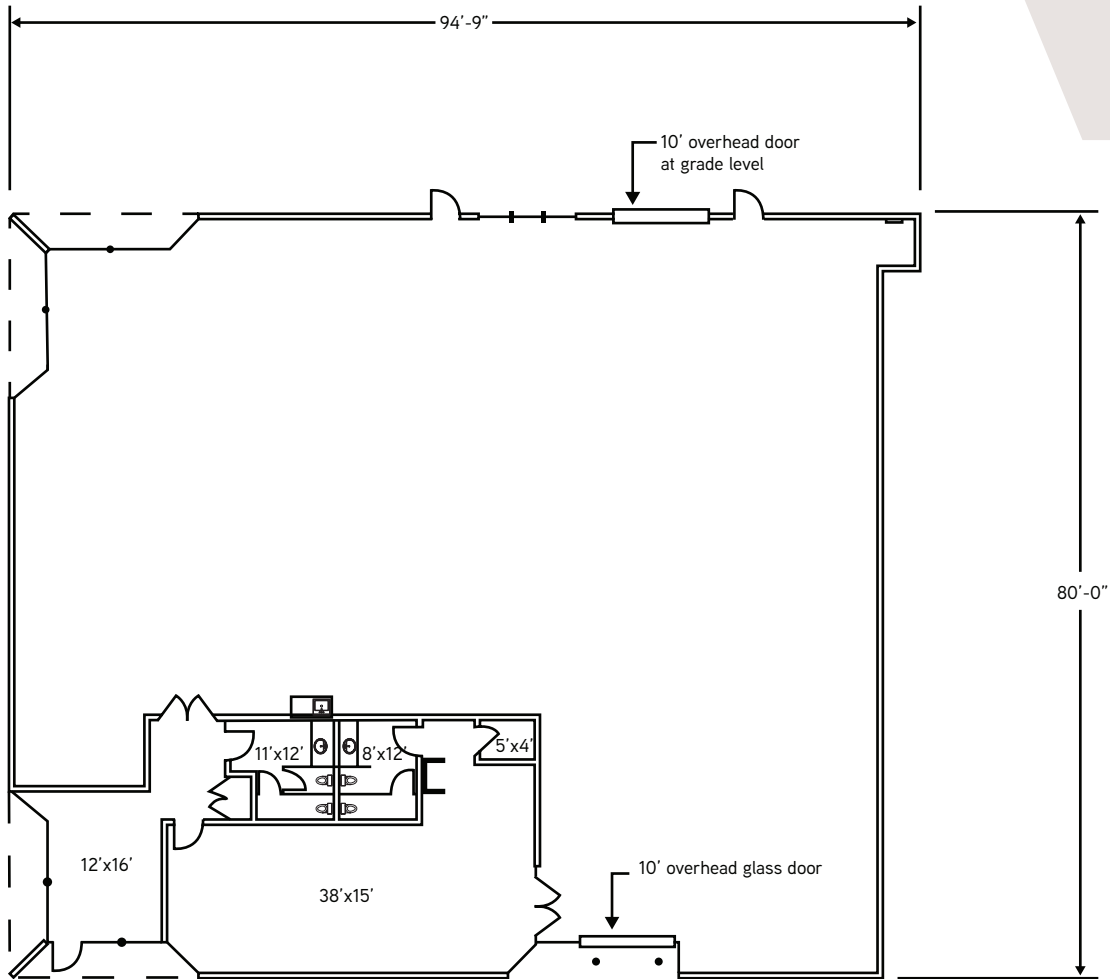
**CODY SHEESLEY**  
+1 303 309 3520  
[cody.sheesley@colliers.com](mailto:cody.sheesley@colliers.com)

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



**FLOOR PLAN**

**Suite A**  
**7,318 SF**



**BROKER DISCLOSURE**



**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.