

# OFFICE/WAREHOUSE FOR LEASE

## 995 W Iliff Ave. Denver, CO 80223





#### **PROPERTY FEATURES:** Bldg. SF: 11,200 SF Office SF: 2,000 SF (approx.) .5 AC Lot Size: Zoning: I-A Loading: (1) Drive-in (2) Dock High Doors **Clear Height:** 12' 1200 A / 240 V (to be verified) **Hevy Power:** \$12/SF NNN Lease Rate:

#### **PROPERTY HIGHLIGHTS:**

- Easy access to Santa Fe, Hwy 285, and I-25
- Quality, high-image office finish

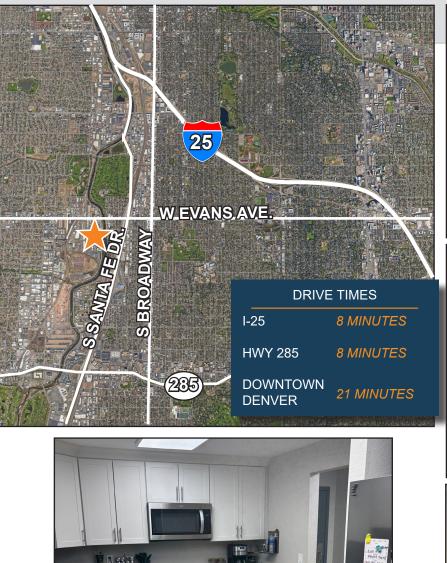
- Great location to service South/Central Denver Metro area
- Freestanding building with paved parking

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# LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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