



**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

OFFICE/WAREHOUSE FOR LEASE

**995 W Iliff Ave.
Denver, CO 80223**



PROPERTY FEATURES:

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

PROPERTY HIGHLIGHTS:

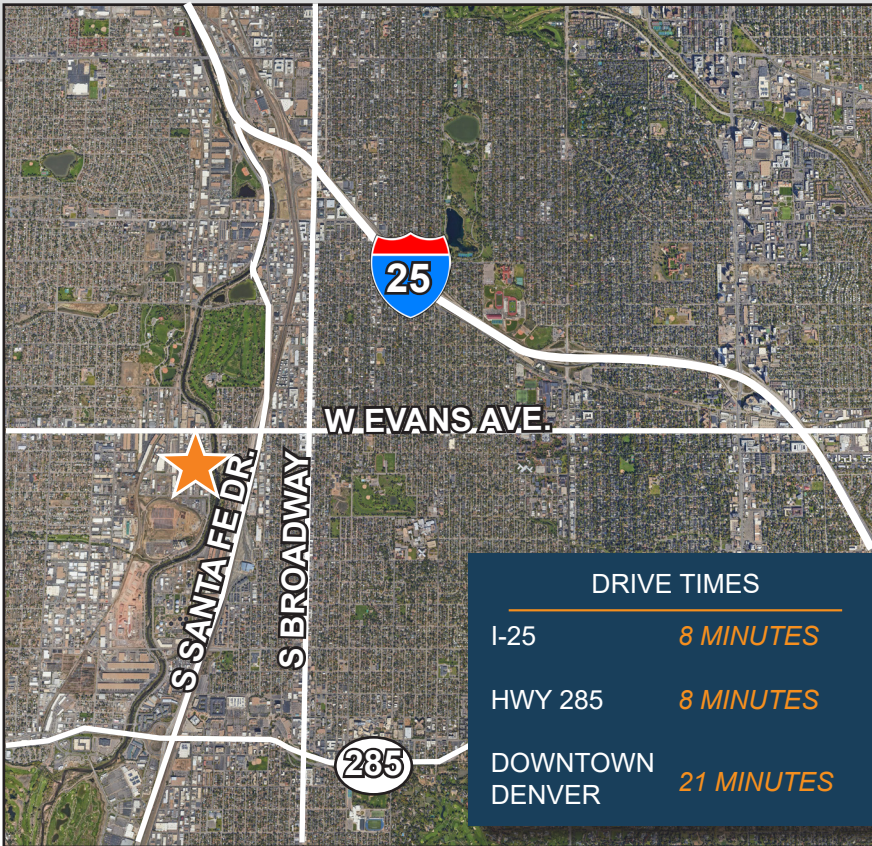
- Easy access to Santa Fe, Hwy 285, and I-25
- Quality, high-image office finish
- Great location to service South/Central Denver Metro area
- Freestanding building with paved parking



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DRIVE TIMES	
I-25	8 MINUTES
HWY 285	8 MINUTES
DOWNTOWN DENVER	21 MINUTES



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