



INOVA

Where Innovation Meets Function

INDUSTRIAL, FLEX, & OFFICE BUILD-TO-SUITS AVAILABLE FOR SALE OR LEASE



REVOLUTIONIZING WORKSPACES

THE FUTURE OF INDUSTRIAL OFFICE DESIGN

INOVA provides an ideal location for a myriad of industry uses, including high-tech manufacturing, aerospace, warehousing, logistics, and general office. Access is everything – and INOVA offers toll-free highway access, an abundance of nearby amenities as well as great labor. This 42.93 acre site can accommodate build-to-suit developments up to $\pm 200,000$ square feet.



PROPERTY HIGHLIGHTS

-  Within SE Denver's Inova Business Park
-  Adjacent to Centennial Airport
-  Close to Arapahoe Rd and amenities
-  Rectangular site with multiple access points
-  Unbeatable access to I-25
-  Build-to-suits for sale and lease available

INOVA

DRIVE TIMES

I-25

3 mins. | 1.4 mi.

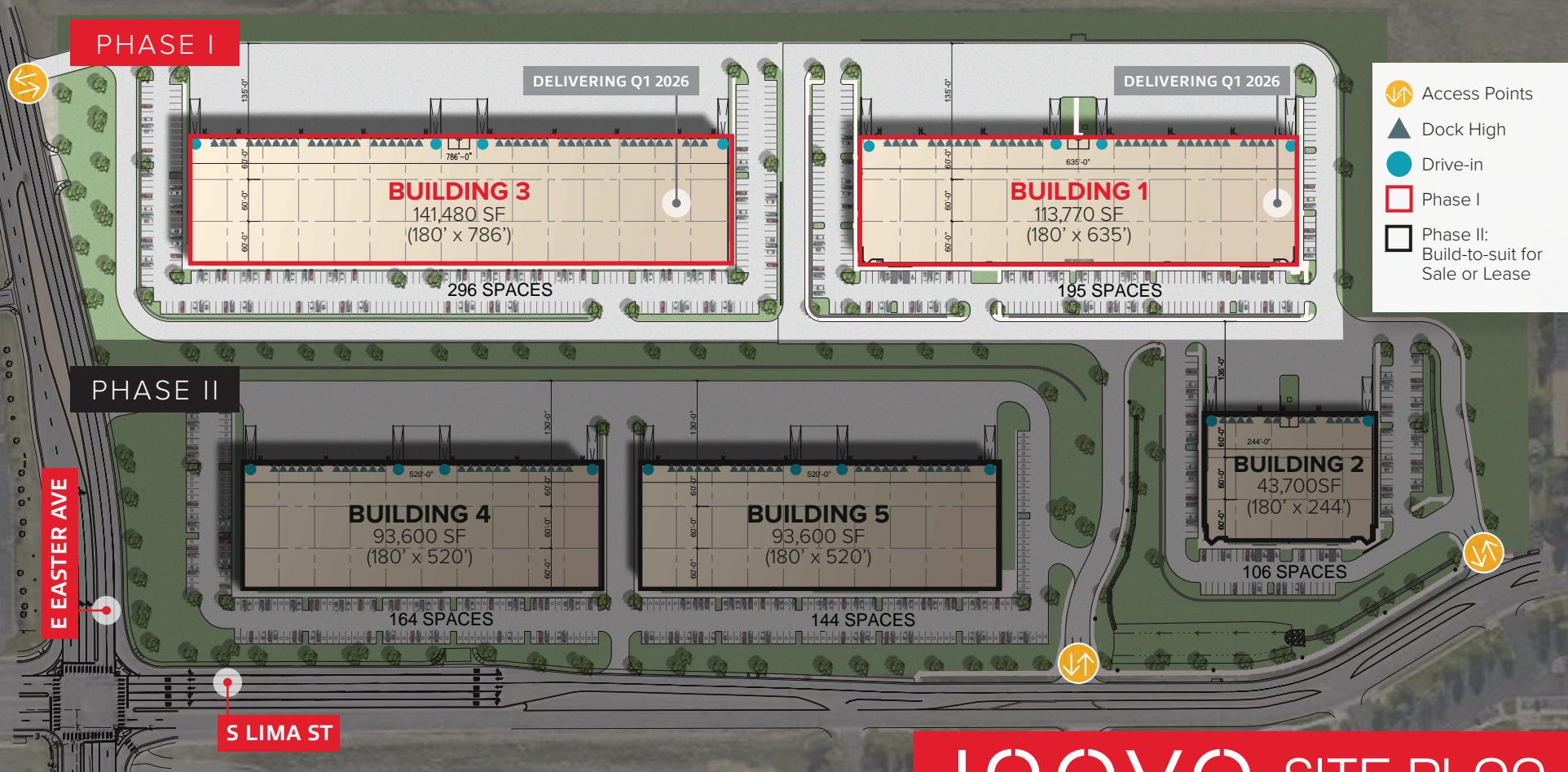
E470

5 mins. | 2.7 mi.

ARAPAHOE
ROAD

2 mins. | .5 mi.





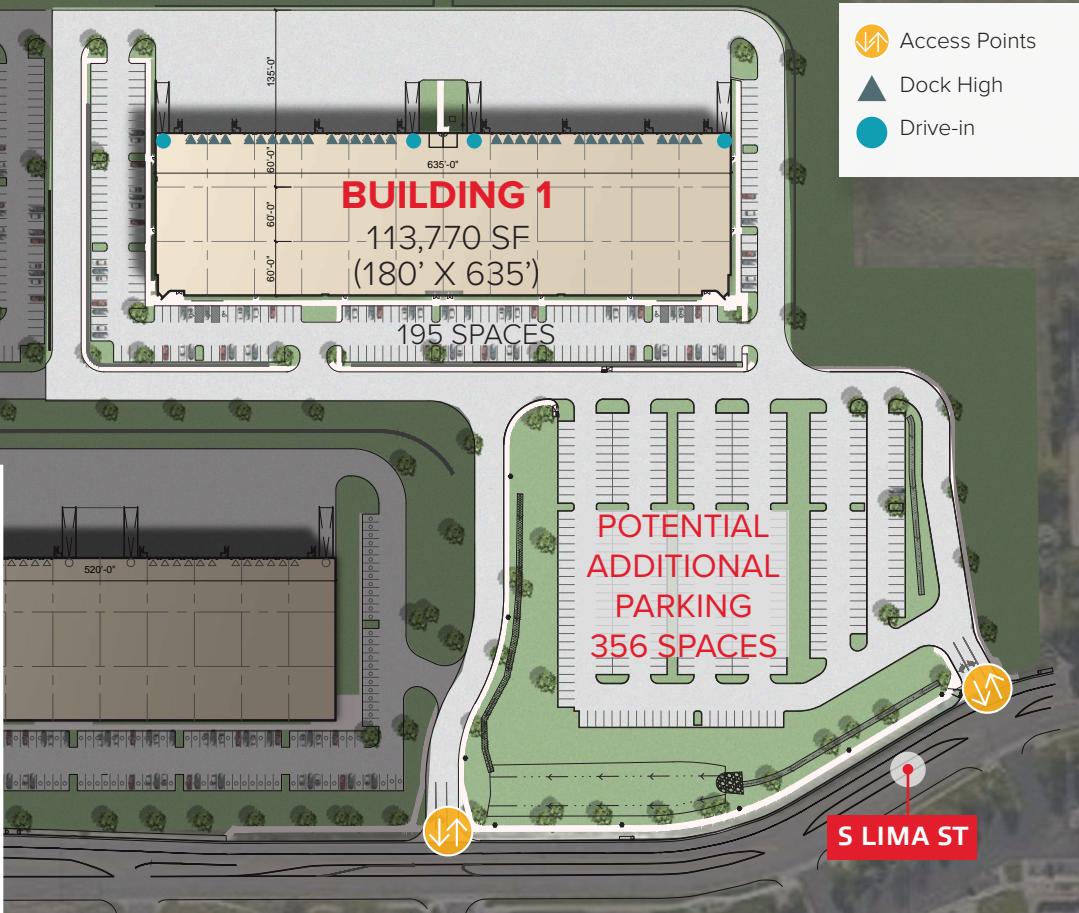
INNOVA SITE PLAN

Site Size:	±42.93 Acres	Gas:	Xcel Energy
City / County:	Centennial / Arapahoe County	Electric:	Xcel Energy
Zoning:	Expanded BP100 (Office & Light Industrial)	Fiber:	Several providers available
Water:	Denver Water	Potential Uses:	Industrial & Office
Sewer:	Havana Water & Sewer District	Mill Levy:	119.12 Mills (91.12 + 28 Mills for Metro District)
Storm Water:	SEMSWA	Metro District:	Existing

BUILDING 1

DELIVERING Q1 2026

E EASTER AVE



Building Size: 113,770 SF

Building Dimensions: 180' x 635'

Column Spacing: 60' x 52'

Ceiling Height: 24' Clear

Loading:
4 Drive-in (12' x 14')
32 Dock High (9' x 10')

Sprinklered: ESFR

Power: 2,500 Amps / 3 Phase / 460 Volts

Parking Ratio: 1.71 : 1,000 (additional parking potentially available within Building 2 lot)



Building Size:	141,480 SF	Sprinklered:	ESFR
Building Dimensions:	180' x 786'	Power:	3,000 Amps / 3 Phase / 460 Volts
Column Spacing:	60' x 52'	Parking Ratio:	2.09 : 1,000
Ceiling Height:	28' Clear		
Loading:	4 Drive-in (12' x 14') 42 Dock High (9' x 10')		

NEARBY AMENITIES

RETAIL

1. Walmart Supercenter
2. Target
3. REI
4. Lowe's Home Improvement
5. The Home Depot
6. PGA TOUR Superstore
7. IKEA
8. Park Meadows Shopping Mall
9. HomeGoods
10. Ross Dress for Less
11. Chase Bank
12. Natural Grocers
13. The Learning Experience Daycare
14. Sprouts

DINING

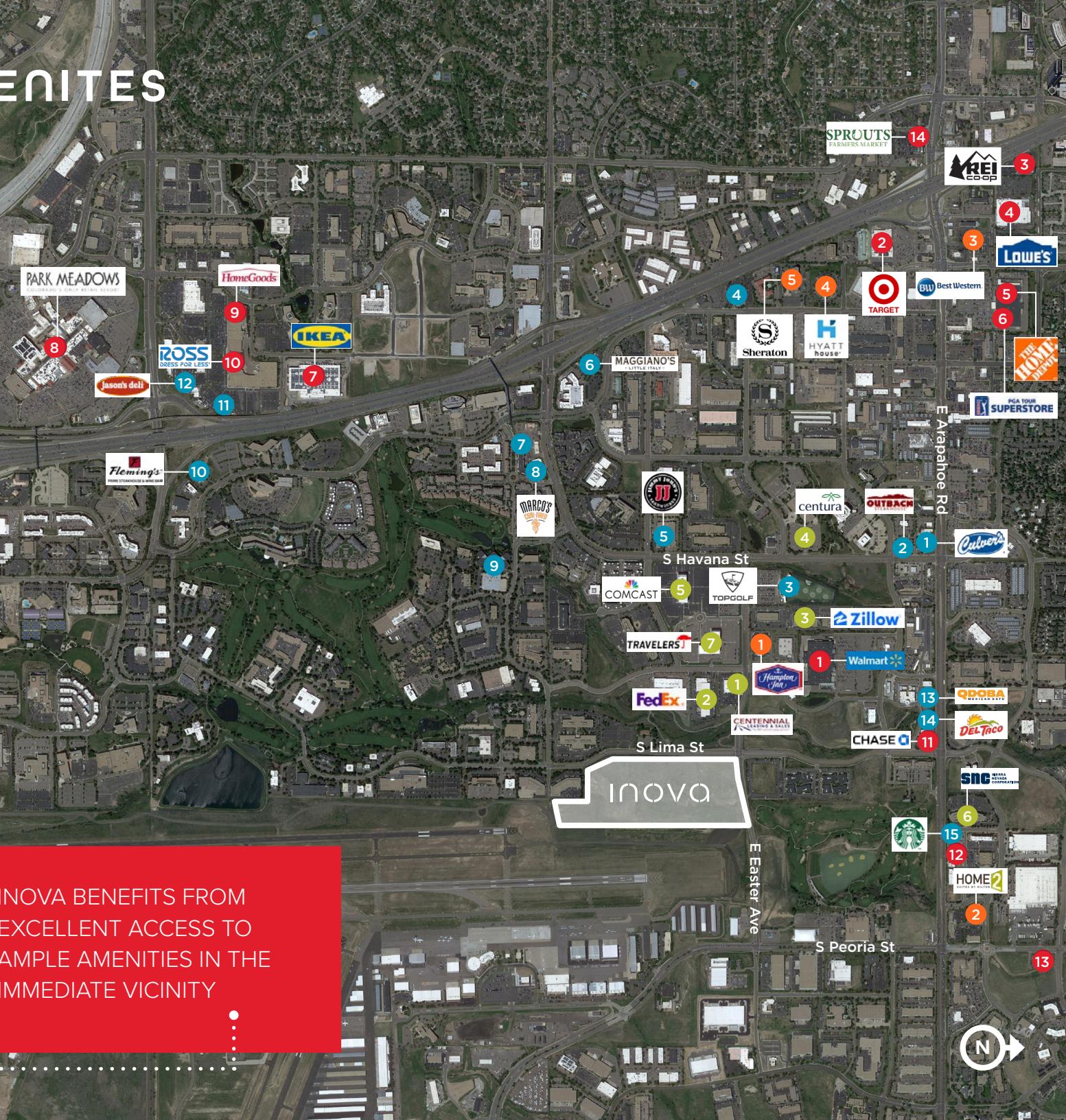
1. Culvers
2. Outback Steakhouse
3. TopGolf
4. ViewHouse Centennial
5. Jimmy John's
6. Maggiano's Little Italy
7. Three Little Griddles
8. Marco's Coal-Fired
9. Munch A Sub
10. Fleming's Prime Steakhouse
11. Rock Bottom
12. Jason's Deli
13. Qdoba
14. Del Taco
15. Starbucks

HOTEL

1. Hampton Inn Denver
2. Home2Suites by Hilton
3. Best Western Plus
4. Hyatt House
5. Sheraton

CORPORATE NEIGHBORS

1. Centennial Leasing & Sales
2. FedEx Ship Center
3. Zillow
4. Centura Health
5. Comcast
6. Sierra Nevada
7. Travelers



INOVA BENEFITS FROM EXCELLENT ACCESS TO AMPLE AMENITIES IN THE IMMEDIATE VICINITY

Inova

About United Properties

United Properties is a proven, experienced developer dedicated to creating market-leading solutions for logistics, distribution, and manufacturing businesses. With a 100+ year track record and a commitment to quality, flexibility, and sustainability, United helps businesses get the most value from their facilities.

TYLER SMITH, CCIM, SIOR
+1 303 312 4296
t.smith@cushwake.com

AARON VALDEZ, SIOR
+1 303 819 7333
aaron.valdez@cushwake.com

ALEC RHODES, SIOR
+1 303 312 4282
alec.rhodes@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 03/18/25