



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.



SOUTHEAST DENVER'S PREMIER INDUSTRIAL SITE



PROPERTY HIGHLIGHTS



Within SE Denver's
Inova Business Park



Adjacent to
Centennial Airport



Rectangular site with
multiple access points



Close to Arapahoe Rd
and amenities



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.

E DRY CREEK RD

← DRY CREEK / I-25 EXIT

S HAVANA ST

S LIMA ST

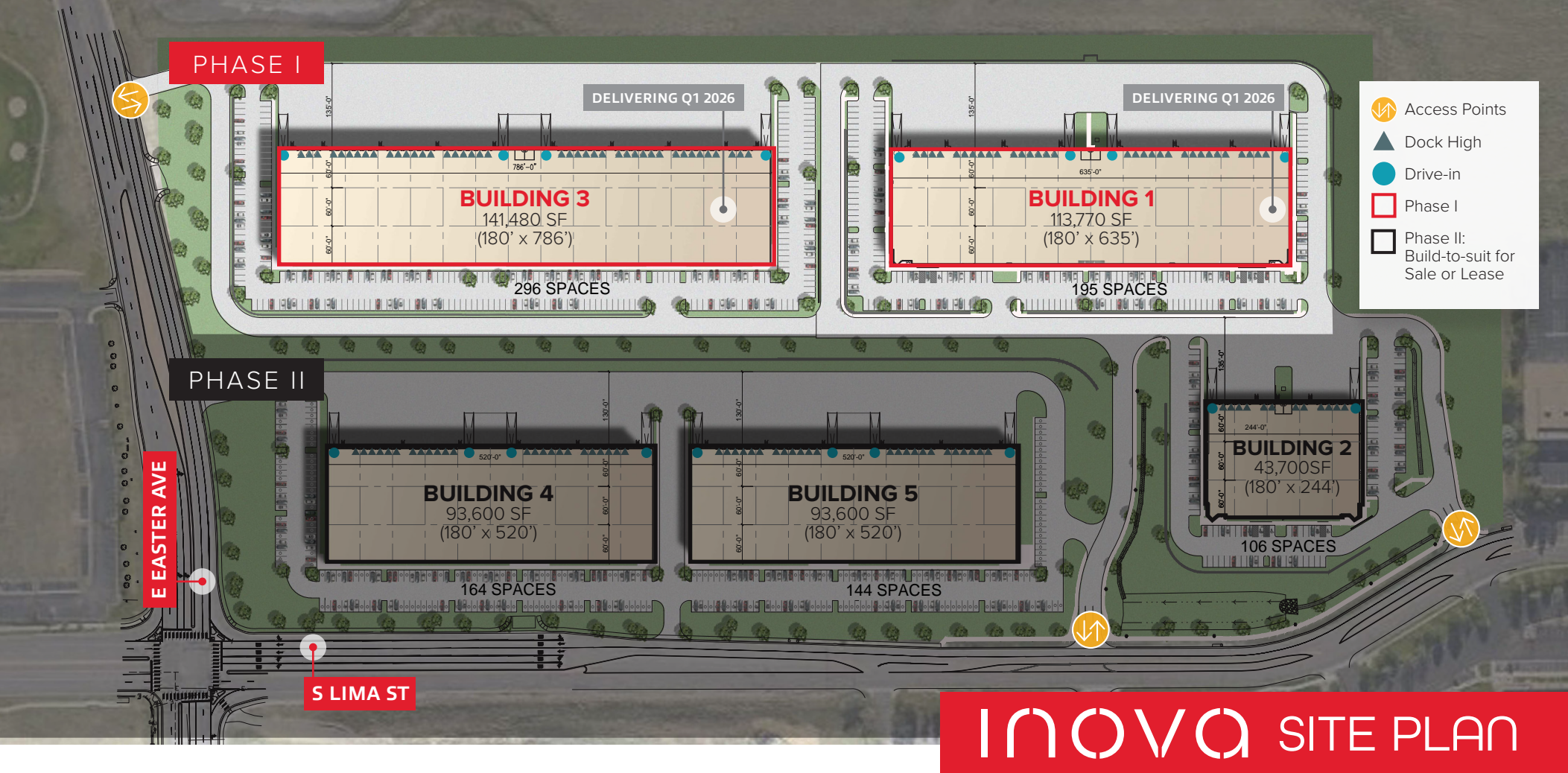
E EASTER AVE

← ARAPAHOE / I-25 EXIT

E ARAPAHOE RD

inova





Site Size: ±42.93 Acres

City / County: Centennial / Arapahoe County

Zoning: Expanded BP100 (Office & Light Industrial)

Water: Denver Water

Sewer: Havana Water & Sewer District

Storm Water: SEMSWA

Gas: Xcel Energy

Electric: Xcel Energy

Fiber: Several providers available

Potential Uses: Industrial & Office

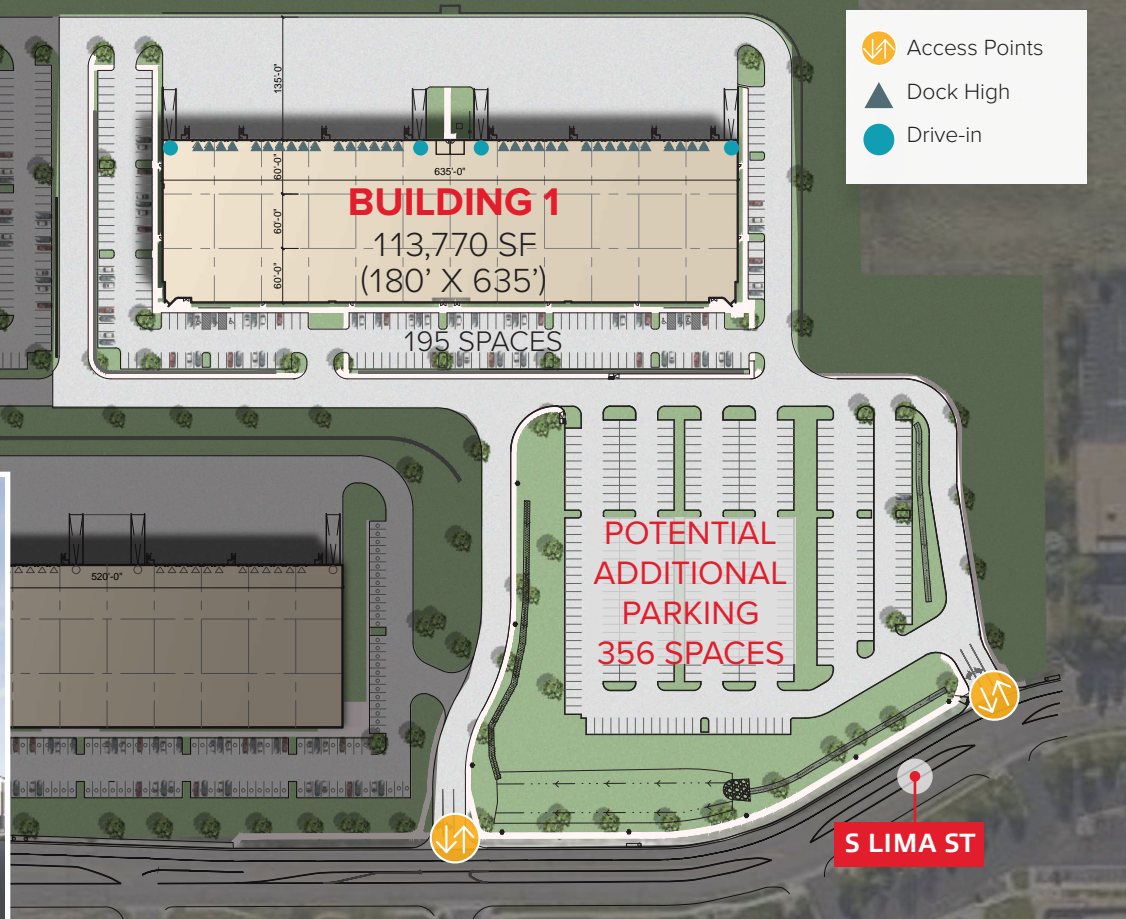
Mill Levy: 119.12 Mills (91.12 + 28 Mills for Metro District)

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'

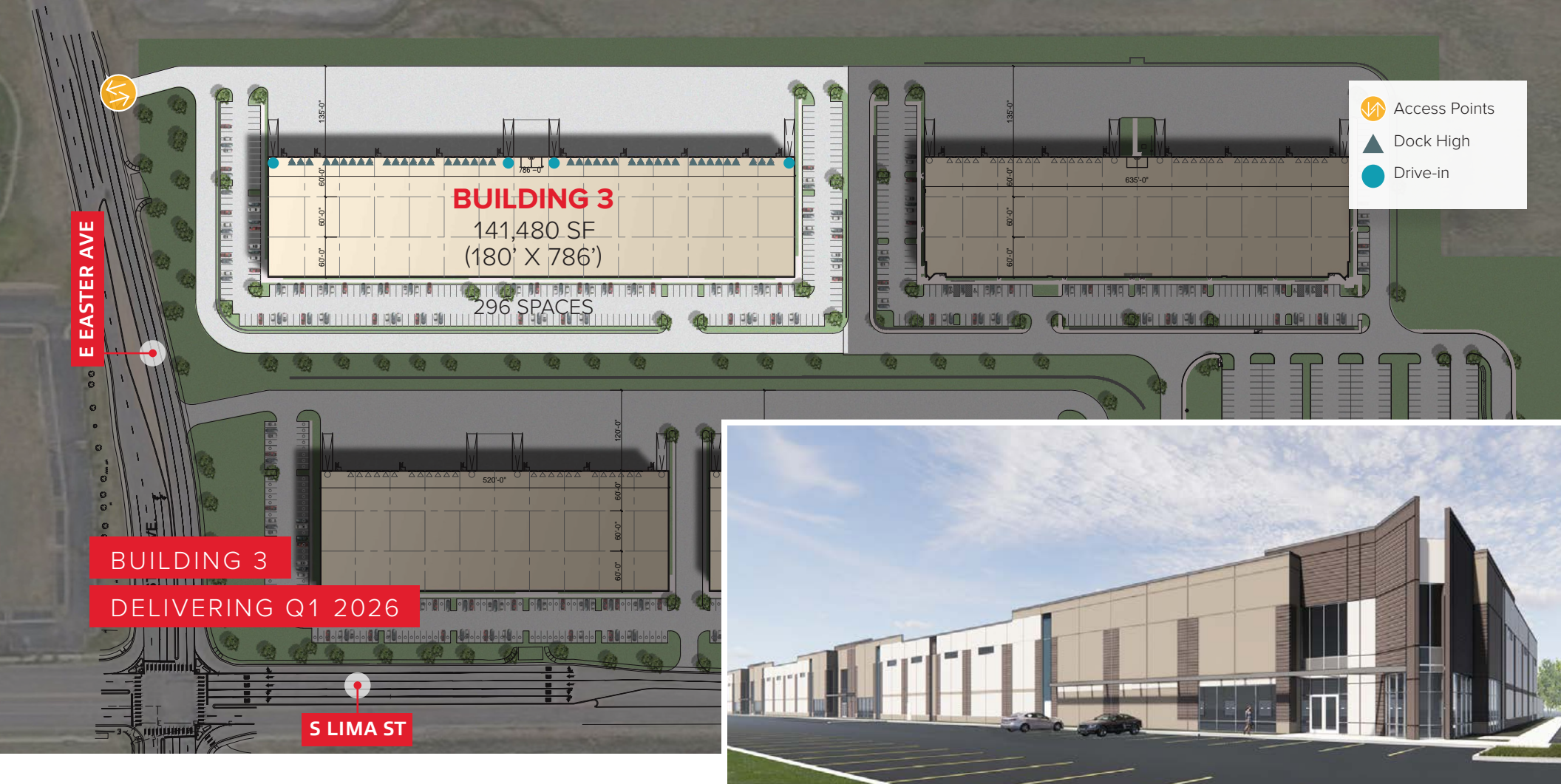
Ceiling Height: 24' Clear

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

Building Dimensions: 180' x 786'

Column Spacing: 60' x 52'

Ceiling Height: 28' Clear

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

Sprinklered: ESFR

Power: 3,000 Amps / 3 Phase / 460 Volts

Parking Ratio: 2.09 : 1,000

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.

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