

BUILDINGS 1 & 3 DELIVERING Q1 2026

inova



Where Innovation Meets Function

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

WWW.INOVACENTENNIAL.COM



REVOLUTIONIZING WORKSPACES

THE FUTURE OF INDUSTRIAL OFFICE DESIGN

INOVA provides an ideal location for a myriad of industrial uses, including high-tech manufacturing, aerospace, department of defense, warehousing, logistics, and general office. Access is everything – and INOVA offers two toll-free highway access points off of I-25, an abundance of nearby amenities as well as great labor. This 42.93 acre site can accommodate build-to-suit developments up to ±200,000 square feet.



± 42.93 acre 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

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

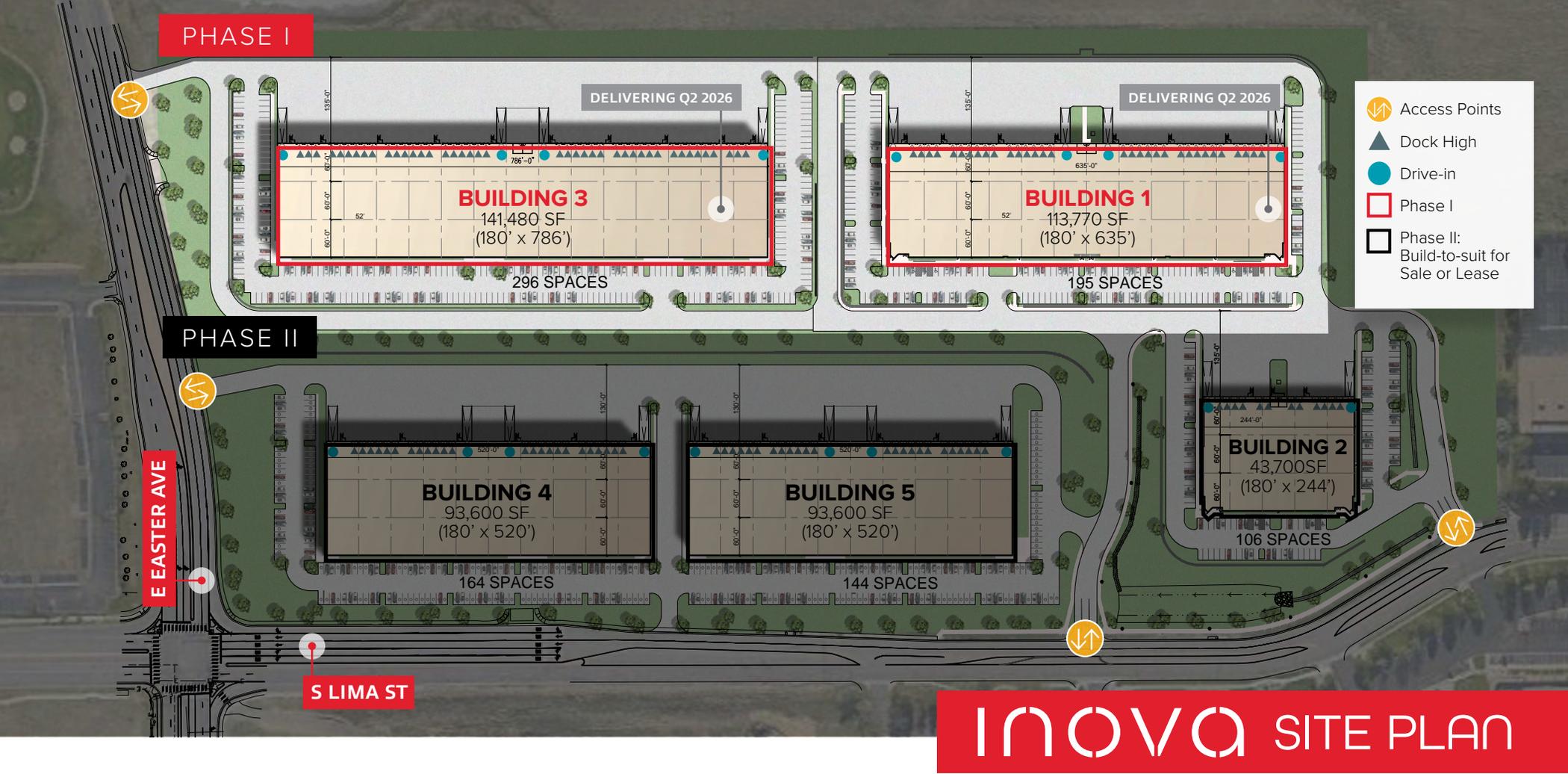
E EASTER AVE

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

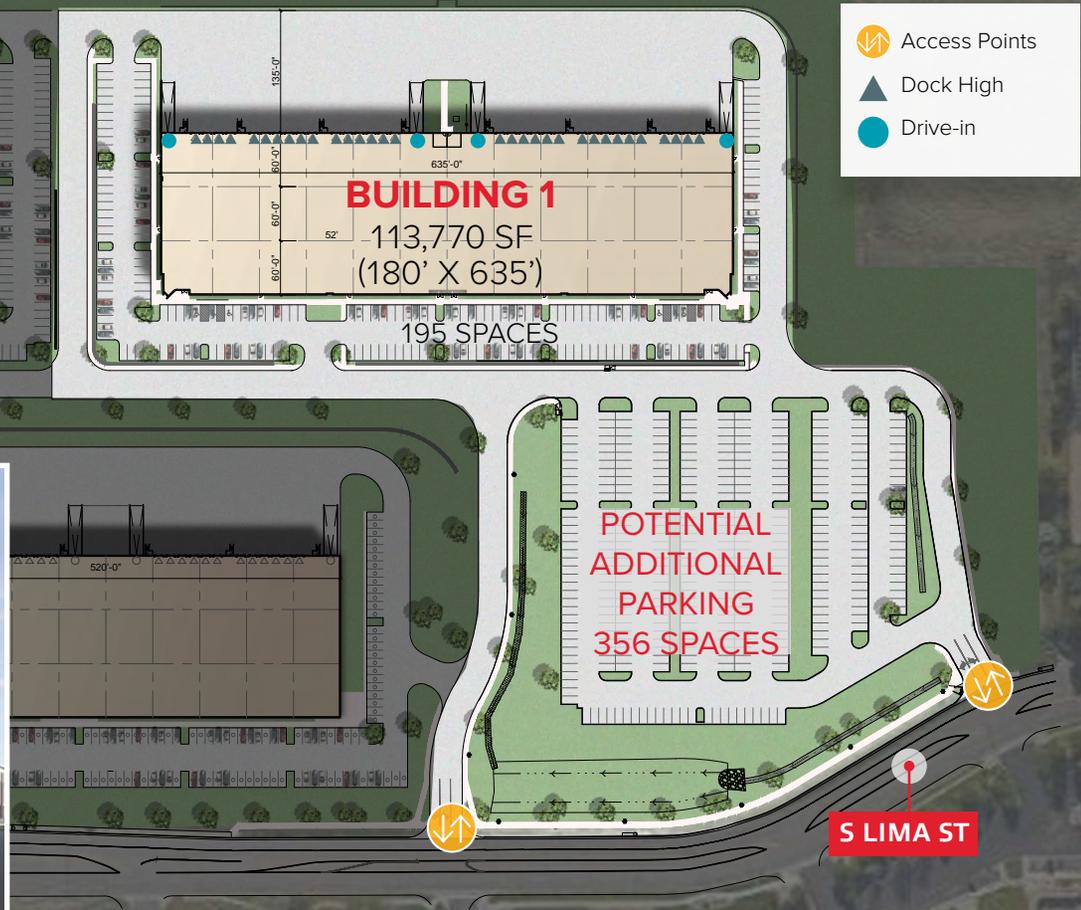
Mill Levy: 119.12 Mills (91.12 + 28 Mills for Metro District)

Metro District: Existing

BUILDING 1

DELIVERING Q2 2026

E EASTER AVE



7200 Lima Street, Centennial, CO 80112

Building Size:	113,770 SF
Available SF:	113,770 SF available (divisible to 27,836 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 / 480 Volts
Parking Ratio:	1.71 : 1,000 (additional parking potentially available within Building 2 lot)



BUILDING 3

DELIVERING Q2 2026

S LIMA ST

11550 E Easter Avenue, Centennial, CO 80112

Building Size: 141,480 SF

Available SF: 141,480 SF available
(divisible to 23,116 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 / 480 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.



WWW.INOVACENTENNIAL.COM

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



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