

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 $\pm 200,000$ square feet.



± 42.93 acre site



PROPERTY HIGHLIGHTS

-  Within SE Denver's Inova Business Park
-  Adjacent to Centennial Airport
-  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.



PHASE I



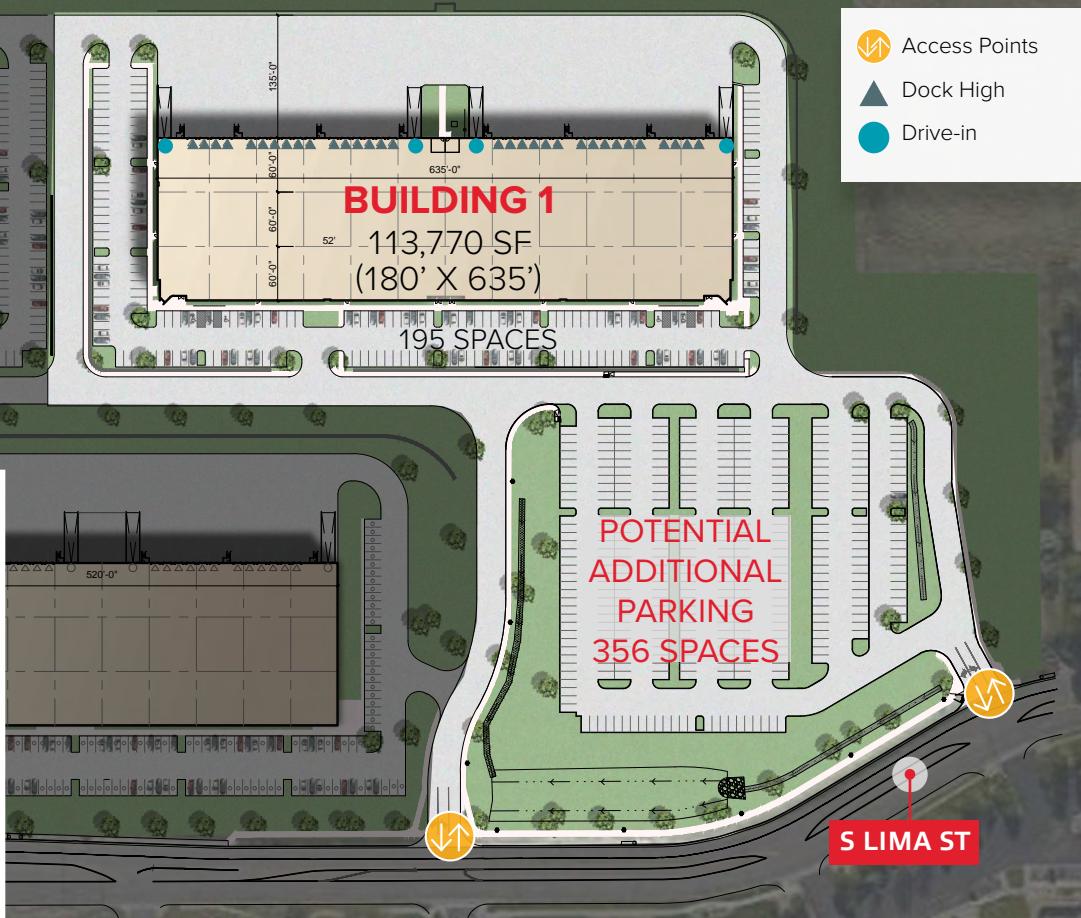
INOVA SITE PLAN

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 Q2 2026

E EASTER AVE



7200 Lima Street, Englewood, 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)



11550 E Easter Avenue, Englewood, 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.



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