



INOVA Aero



INDUSTRIAL, FLEX, AND OFFICE BUILD-TO-SUITS AVAILABLE FOR SALE OR LEASE
BUILDING 1 GOING SPEC JUNE 2023

SOUTHEAST DENVER'S PREMIER INDUSTRIAL SITE



INOVA Aero 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 Aero 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 500,000 square feet.



Located within southeast Denver's Inova Business Park



Functional rectangular site with 2 access points



Unbeatable access to I-25



Adjacent to Centennial Airport



Close proximity to Arapahoe Rd and amenities



Build-to-suits for sale and lease available

1-25 4 MINS. | 2.2 MI.

E470 8 MINS. | 5.4 MI.

Arapahoe Rd. 2 MINS. | 1.1 MI.

E DRY CREEK RD



DRY CREEK / I-25 EXIT



ARAPAHOE / I-25 EXIT

S HAVANA ST



E ARAPAHOE RD



S LIMA ST

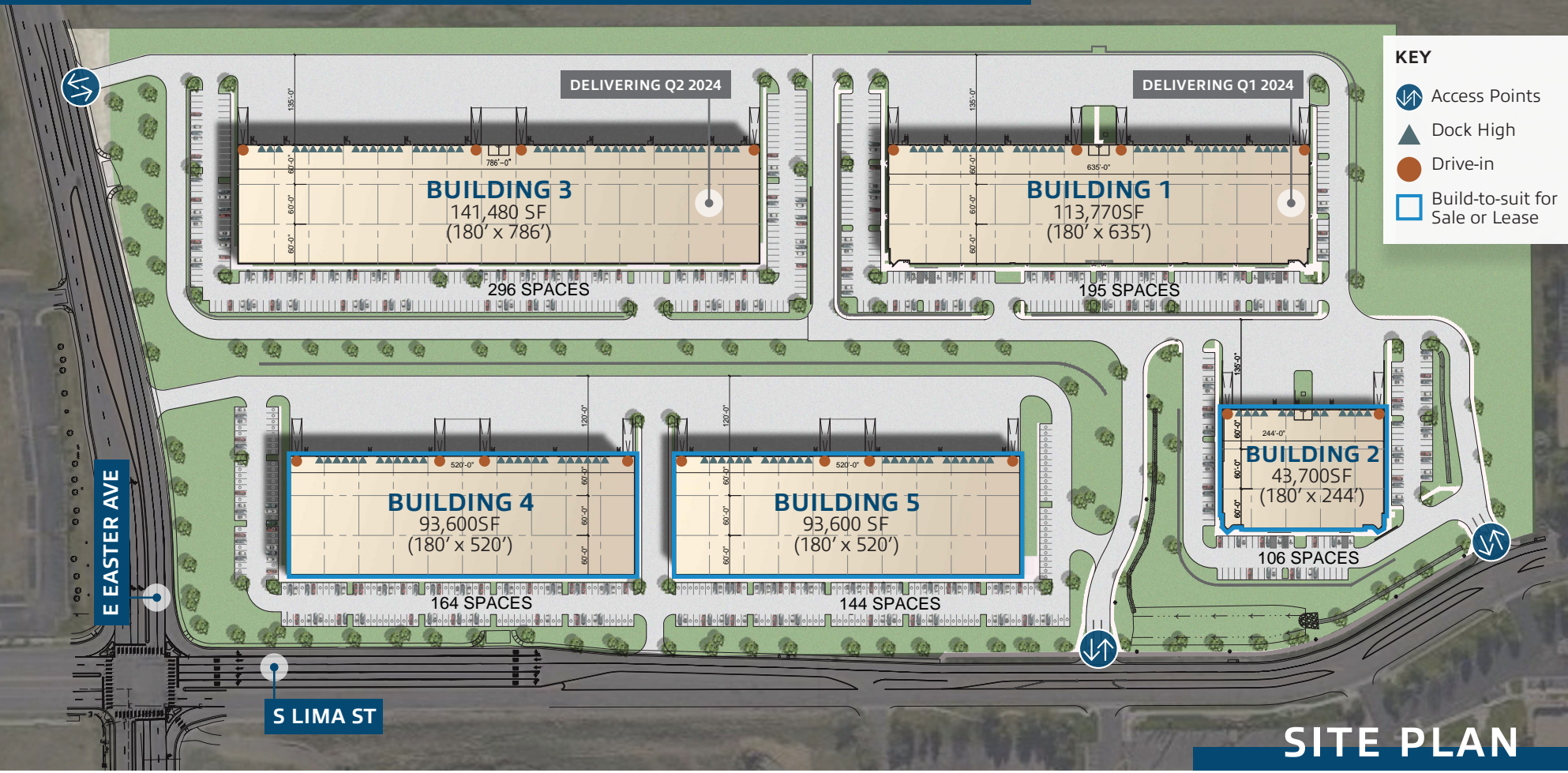


E EASTER AVE



INOVA
Aero



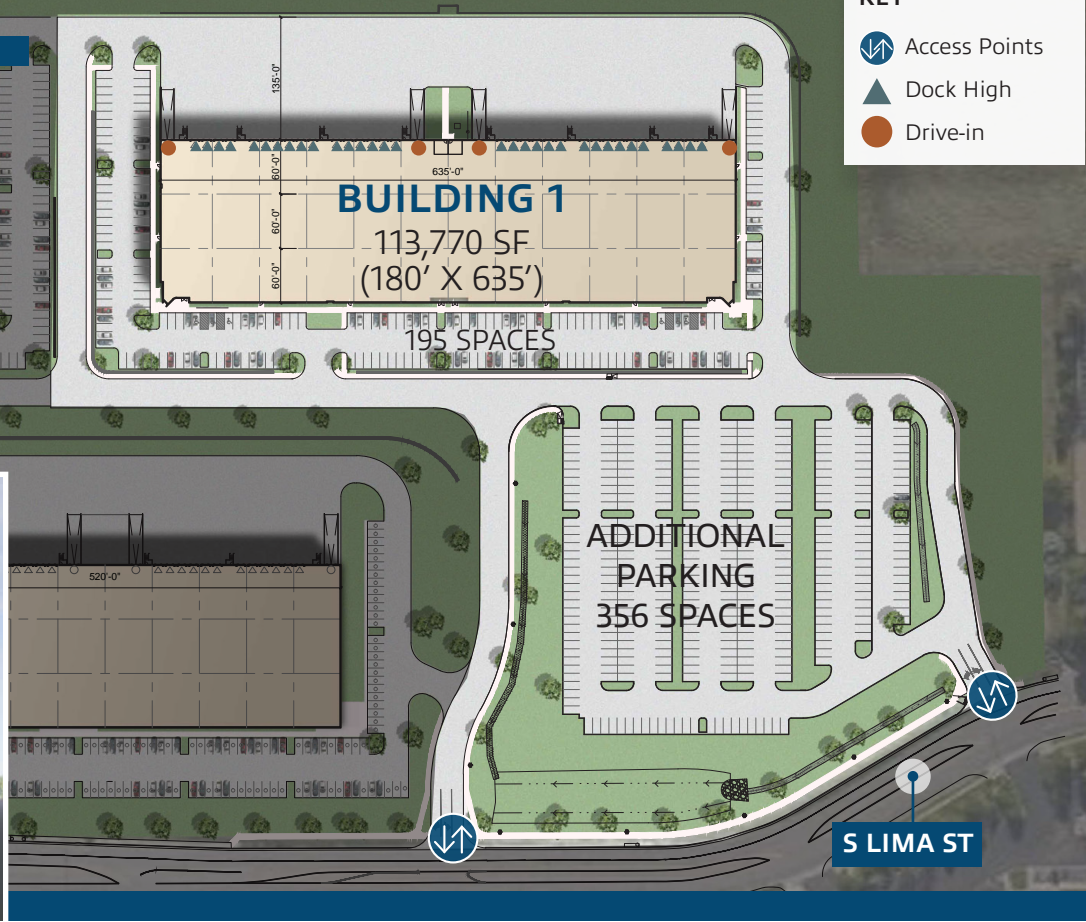


SITE PLAN

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:	ACWWA	Potential Uses:	Industrial & Office
Sewer:	ACWWA	Mill Levy:	119.12 Mills (91.12 + 28 Mills for Metro District)
Storm Water:	SEMSWA	Metro District:	Existing

BUILDING 1 | PERMIT READY DELIVERING Q1 2024

E EASTER AVE



- KEY**
- Access Points
 - Dock High
 - Drive-in

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)






E EASTER AVE

**BUILDING 3
DELIVERING Q2 2024**

S LIMA ST

KEY

-  Access Points
-  Dock High
-  Drive-in

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')

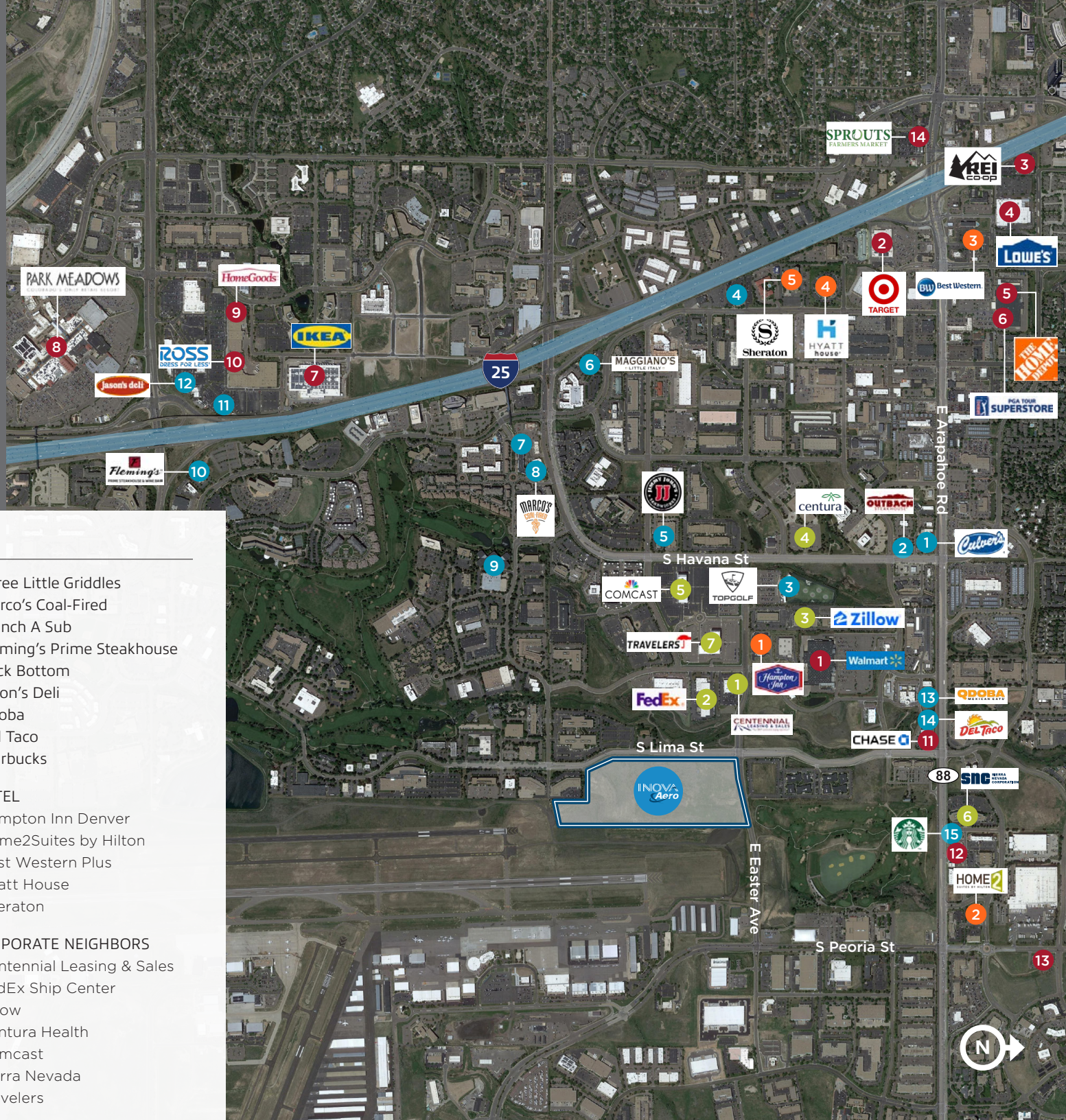
Sprinklered: ESFR

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

Parking Ratio: 2.09 : 1,000

NEARBY AMENITIES

Inova Aero is positioned for easier access to the ample retail, dining, and entertainment amenities on Arapahoe Rd.



LEGEND

● 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



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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