

82

INVERNESS DRIVE UNIT A-2

ENGLEWOOD • CO

28,035 SF
INDUSTRIAL CONDO
WITH 30' CLEAR, 5
DOCK HIGH DOORS
& HEAVY POWER
FOR SALE



navpoint
REAL ESTATE GROUP



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Property Overview

82 INVERNESS DR E UNIT A-2

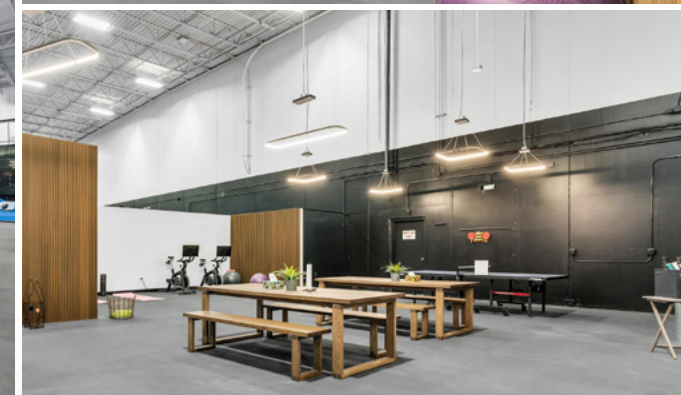
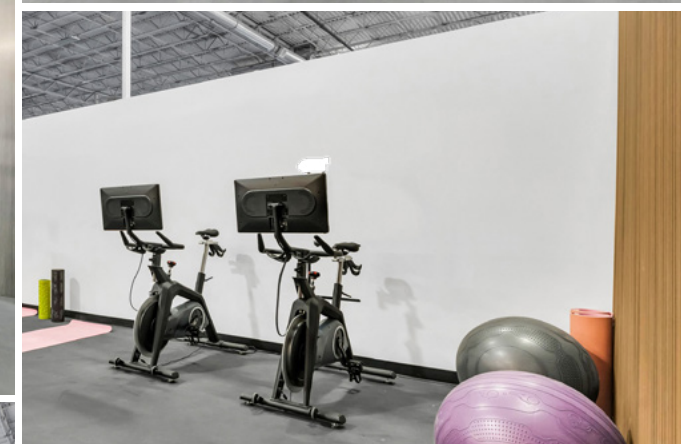
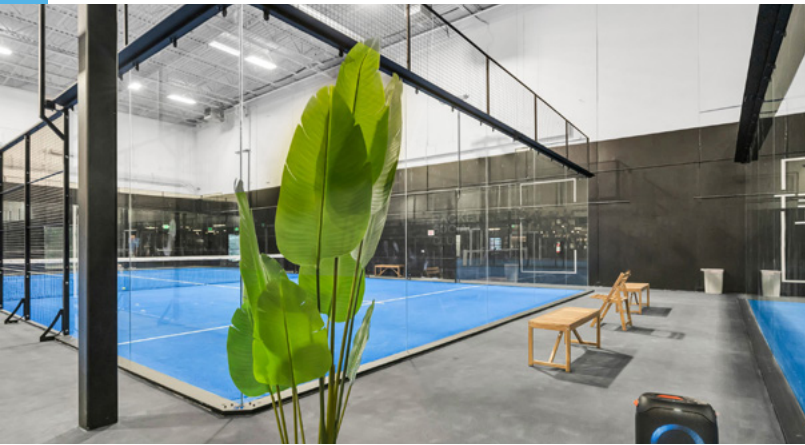
Property Address	82 Inverness Dr E, Unit A2, Englewood, CO, 80112
Property Type	Industrial
Building Size	28,035 SF
Sale Price	\$5,250,000
Price/SF	\$187.26/SF
Expenses/Dues	Contact broker for details
Zoning	Arapahoe County I-1
Year Built	1979
Parcel #	2075-35-2-36-002

PROPERTY HIGHLIGHTS

- End-Cap Unit: Five dock-high doors with dock levelers and 30' clear-height ceilings provide efficient loading and flexible storage/racking capabilities.
- Located 10 minutes from the I-25 and E-470 interchange, offering direct access to major north, south, east, and west corridors.
- Recent Improvements: Roof replaced in 2022; new parking lot completed in 2025; exterior refresh planned, including stucco, railing, and trash enclosure painting, along with additional enhancements.
- Heavy power (600 amps/480v 3p, to be verified)
- Well maintained Inverness Business Park



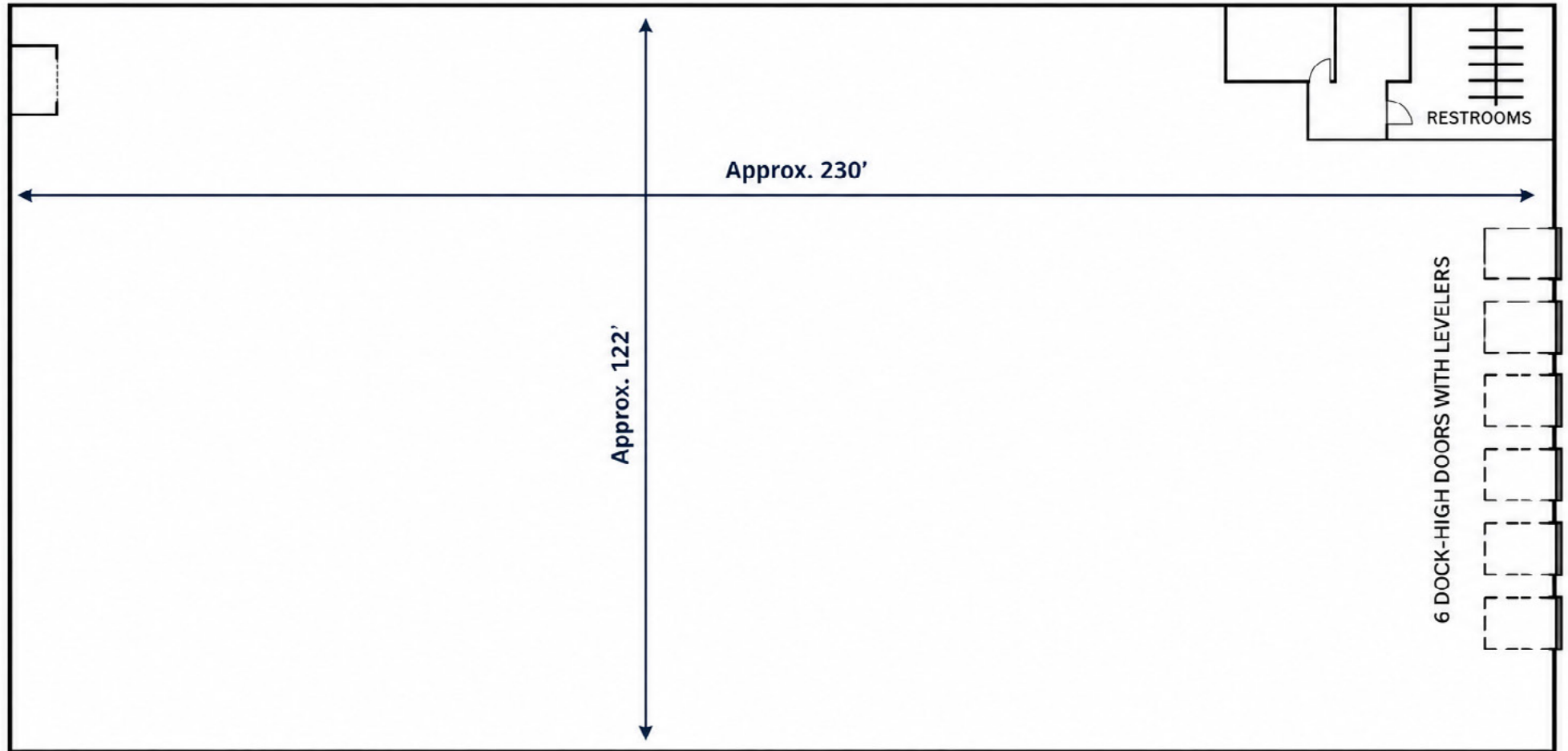
Additional Photos



Property Floorplan

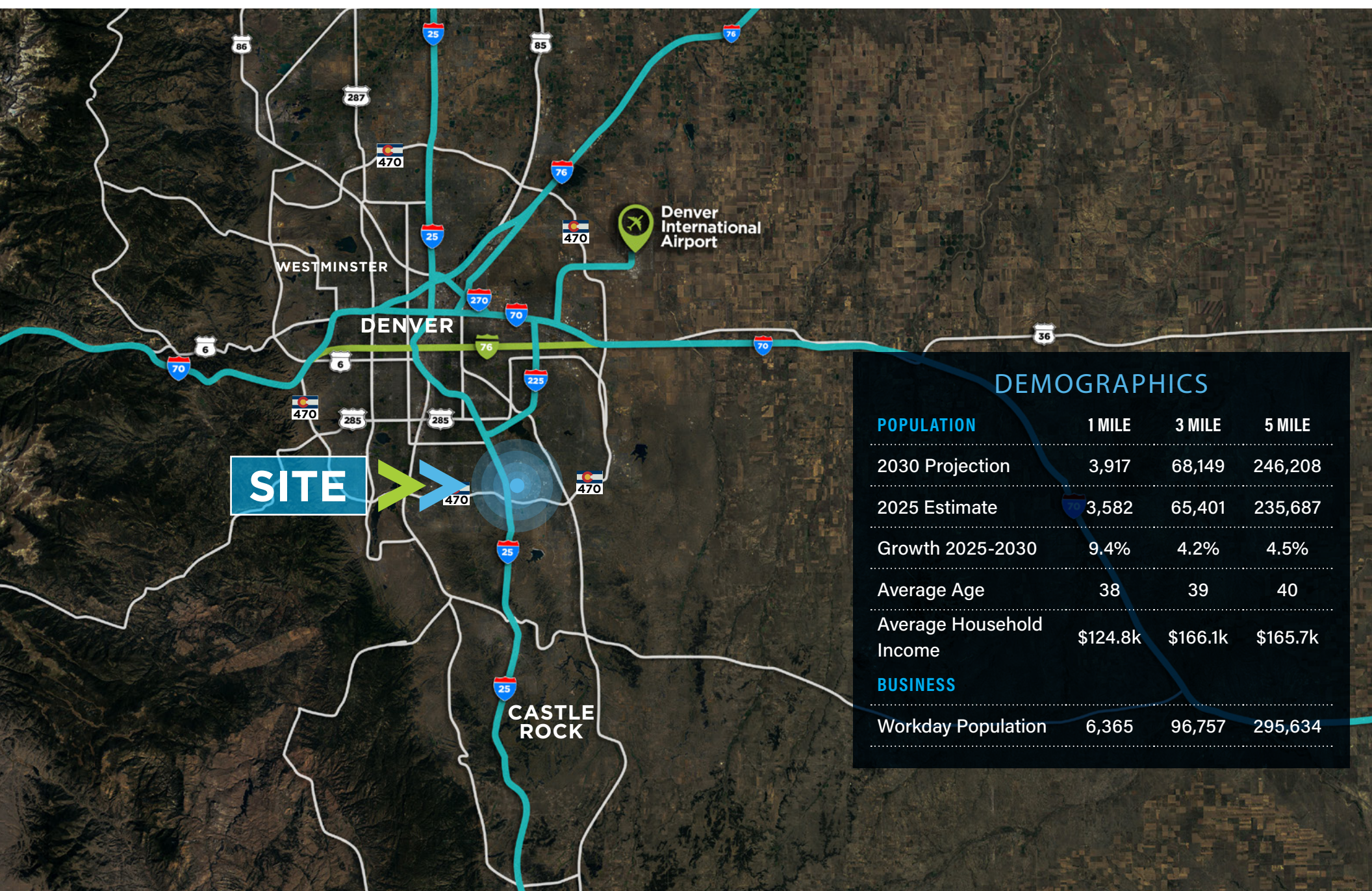
WAREHOUSE FLOOR PLAN

28,035 SF



Floor plan is conceptual and not to scale.

Location Overview



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	3,917	68,149	246,208
2025 Estimate	3,582	65,401	235,687
Growth 2025-2030	9.4%	4.2%	4.5%
Average Age	38	39	40
Average Household Income	\$124.8k	\$166.1k	\$165.7k
BUSINESS			
Workday Population	6,365	96,757	295,634

Location & Aerial



Market Overview

Why Choose Inverness/Englewood?

Inverness is centrally located between County Line Road and Dry Creek with excellent light rail and parking access to I-25. With the Hilton Hotel and Inverness Golf & Tennis Club, the Inverness Business Park is a perfect location for business guest travel. Being five minutes from the renowned Park Meadows Mall, with its extensive dining and entertainment options, adds to the value of locating your business here. The Park is also under 10 minutes from the Denver Tech Center, Denver's uptown business center with additional hotels and amenities.

Englewood is a well-established south Denver community with a strong mix of residential, commercial, and employment uses. Located immediately south of Denver, the city offers businesses and investors a central position within one of the metro area's most developed and connected markets. With convenient access to major transportation corridors and surrounding South Metro communities, Englewood provides a versatile location for a range of commercial and investment opportunities. Its established development base and proximity to Denver further enhance the area's appeal.

35,305
PEOPLE

Englewood's population is estimated at approximately 35,305 residents, providing an established local market for a variety of commercial, industrial, and service-oriented users.

REGIONAL
ACCESS

Positioned just south of Denver, the area provides businesses and users with convenient access to the broader south Denver Metro.

16,805
HOUSEHOLDS

Englewood's established residential and business base supports a diverse range of commercial, industrial, recreational, and service-oriented uses.

- **Strategic Location**

The property benefits from its position along the I-25 corridor in the South Metro Denver market. Convenient access to major transportation routes connects the area to Centennial, Greenwood Village, Englewood, Lone Tree, and the greater southeast Denver Metro.

- **Established Surrounding Market**

Inverness is an established business and employment center within the South Metro, surrounded by a mix of office, retail, hospitality, residential, and commercial development. The broader South Metro area provides access to a substantial population and employment base along the I-25 corridor.

- **Diverse Opportunity**

The combination of an established Inverness location and broader South Metro connectivity creates a strong setting for a variety of business and investment uses. Proximity to I-25, C-470, and surrounding employment and commercial centers further enhances the area's accessibility and flexibility.

Sourced from invernessmetro.org

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