

BUILDINGS 1 & 3 DELIVERING Q2 2026

# inova



**Where Innovation Meets Function**

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

[WWW.INOVACENTENNIAL.COM](http://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

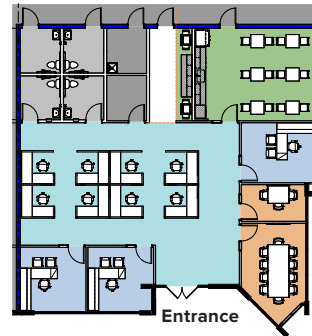
# BUILDING 1

DELIVERING Q2 2026

E EASTER AVE



## SPEC SUITE: 2,735 SF



- Access Points
- Dock High
- Drive-in

# BUILDING 1

113,770 SF  
(180' X 635')

195 SPACES

POTENTIAL  
ADDITIONAL  
PARKING  
356 SPACES

S LIMA ST

## 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**

**E EASTER AVE**

**11550 E Easter Avenue, Centennial, CO 80112**

**Building Size:** 140,730 SF

**Available SF:** 140,730 SF available  
(divisible to 23,116 SF)

**Building Dimensions:** 180' x 786'

**Column Spacing:** 60' x 52'

**Ceiling Height:** 28' Clear

**Loading:** 6 Drive-in (12' x 14')  
38 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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