



SEC OF E. EASTER AVE & S. LIMA ST
CENTENNIAL, CO



SUBURBAN CLASS A INDUSTRIAL/WAREHOUSE
OFFICE FINISH TO SUIT

UP TO 158,220 SF | AVAILABLE AUGUST 2020

PHASE I

For further information, please contact our exclusive agents:

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AREA HIGHLIGHTS

Nearby new TopGolf entertainment facility

Easy access from I-25 at Dry Creek Road

One of multiple buildings master planned for new development within INOVA Aero

Lightrail access with third-party shuttle service

Abundant nearby retail and service amenities

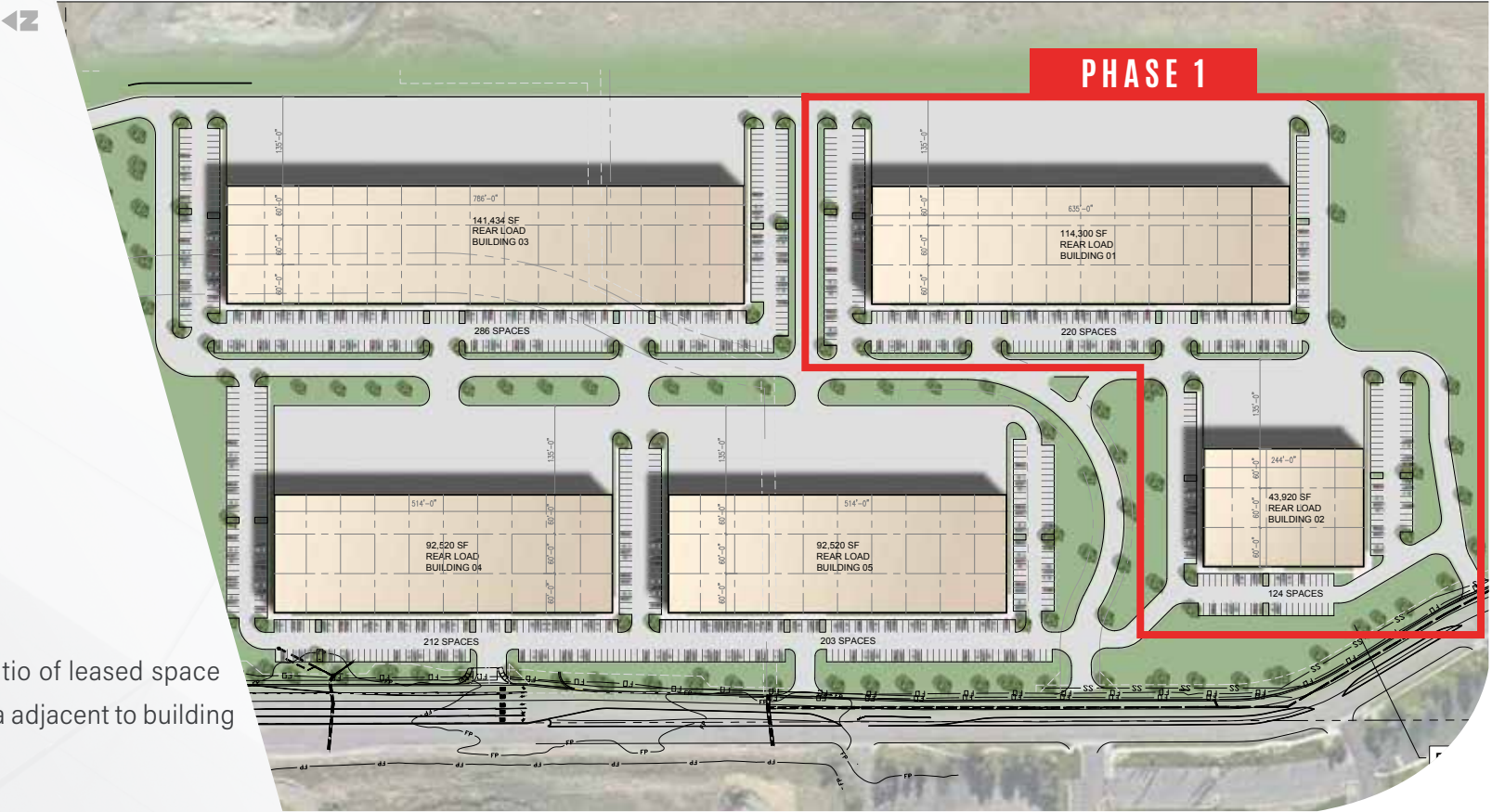
Illuminated on-building signage

Unobstructed mountain view

BUILDING SIZE:	BUILDING 1 114,300 SF
	BUILDING 2 43,920 SF
AVAILABLE SPACE:	Up to 158,220 SF
LEASE RATE:	Per Quote
COLUMN SPACING:	60' x 52'
BUILDING DEPTH:	180'
OFFICE:	To Suit
CEILING HEIGHT:	24' Clear
LOADING:	Multiple 12' x 14' Drive-In Multiple 9' x 10' Dock Hi
SPRINKLERED:	ESFR
POWER:	2400 AMP 480V 3 Phase
OUTSIDE STORAGE:	Approved for up to a 1.0 to 1.0 ratio of leased space for screened outside storage area adjacent to building

Excellent Access, Prime In-Fill Location

INOVA Aero is strategically situated immediately east of the intersection of I-25 and East Dry Creek Road, between the Denver Technological Center and Centennial Airport. The Site is 20 miles southwest of the Denver International Airport. Park Meadows Mall and the Promenade shopping center are just one exit south on I-25.



SITE PLAN

