

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY



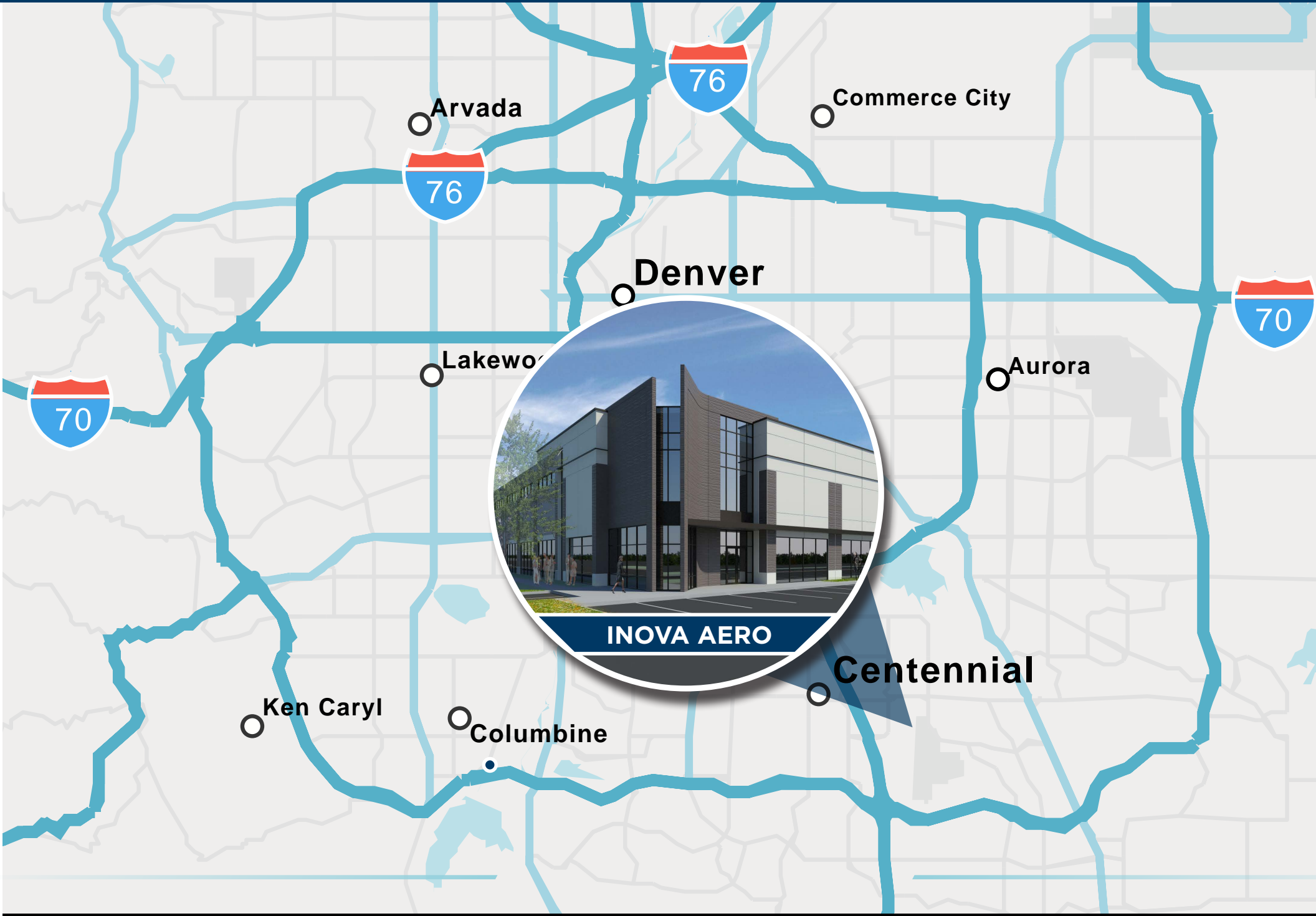
**METRO DENVER DEVELOPMENT OPPORTUNITY | JOINT VENTURE EQUITY**



Four New Class A Industrial Buildings Totaling 442,450 SF & Fully Improved 5 AC Pad Site • Unbeatable Access To I-25



# LOCATION OVERVIEW



Arvada

Commerce City

Denver

Lakewood

Aurora

Ken Caryl

Columbine

Centennial

INOVA AERO

# EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group, as exclusive advisor, is pleased to arrange a joint venture equity investment on behalf of United Properties ("the Sponsor") in INOVA Aero ("the Property" or "Project"), a ±442,450 SF development consisting of four shallow-bay rear load industrial buildings positioned on the total 42.93 acres located in the Southeast submarket of Denver. Each building will be located on separate parcels. Additionally, there is a 5.01 acre pad site, ideal for a user, that can accommodate a ±43,700 SF building. This building is projected to be a fully improved pad sale during the project development.

INOVA Aero will be United Properties second business park development in the submarket. It was preceded by the highly successful INOVA Business Park development, which is located just a half mile to the west.

INOVA Aero's site location is immediately east and in between the two intersections of I-25 and Dry Creek Road and I-25 and Arapahoe Road, just south of the Denver Tech Center and immediately west of Centennial Airport. Located just 16 miles south of Downtown Denver, the location provides tenants same-day accessibility to the entire Denver population via I-25.

Centennial is home to some of the world's most sophisticated industrial tenants, including Amazon, ACME, FedEx, The Coca-Cola Company, AutoNation, US Foods and Iron Mountain. Additionally, the Project is surrounded by some of Denver's premier suburban neighborhoods boasting incredibly strong demographics. The area offers critical employee housing options with nearly 1,500 apartments recently constructed in the immediate area.



**±442,450 SF**



**4 BUILDINGS - 2 PHASES  
AND A FULLY IMPROVED PAD**



**±42.93 ACRES**



**DEBT IN PLACE**



**SHOVEL READY**



**FULLY ENTITLED**



**PERMITS IN PLACE**

# INVESTMENT THESIS

INOVA Aero is a unique core investment opportunity to develop five best-in-class industrial buildings in a high-demand industrial submarket. The Property's premier location and high image business park setting makes this a one-of-a-kind investment opportunity.

The Southeast submarket benefits from strong demand, new high image industrial buildings, and a strong labor market. The strategic location provides great access to the entire south metro area as well as Castle Rock and Colorado Springs, two thriving and expanding communities to the south.



## PROJECT OVERVIEW



### TOTAL PROJECT COST

PHASE I	PHASE II	TOTAL
\$46.84 MM	\$34.03 MM	\$80.87 MM



### ADJACENT TO CENTENNIAL AIRPORT



### REQUIRED LP EQUITY

PHASE I	PHASE II	TOTAL
\$16.86 MM	\$12.25 MM	\$29.11 MM



### UNBEATABLE ACCESS TO I-25



### UNTRENDED YIELD ON COST

PHASE I	PHASE II	TOTAL
6.59%	6.35%	6.48%



### CLOSE PROXIMITY TO ARAPAHOE ROAD AND TENANT AMENITIES

# PROPERTY OVERVIEW

## PROPERTY DETAILS

<b>Address</b>	SEC of Lima Street & Easter Avenue Centennial, CO
<b>Total Rentable Area</b>	±442,450 SF & a fully improved pad
<b>Land Area</b>	±42.93 Acres (Five (5) Separate Parcels)
<b>City / County</b>	Centennial / Arapahoe County
<b>Market</b>	Denver
<b>Submarket</b>	Southeast

## CONSTRUCTION OVERVIEW

<b>General Contractor</b>	Murray & Stafford
<b>Architect</b>	PowersBrown
<b>Civil Engineer</b>	WareMalcomb
<b>Power</b>	2,500 Amps / 3 Phase / 460 Volts
<b>Sprinklers</b>	ESFR
<b>Water</b>	Denver Water
<b>Sewer</b>	Havana Water & Sewer
<b>Gas &amp; Electric</b>	Xcel Energy
<b>Fiber</b>	Several providers available
<b>Mill Levy</b>	119.12 Mills (91.12 + 28 Mills for Metro District)
<b>Metro District</b>	Existing



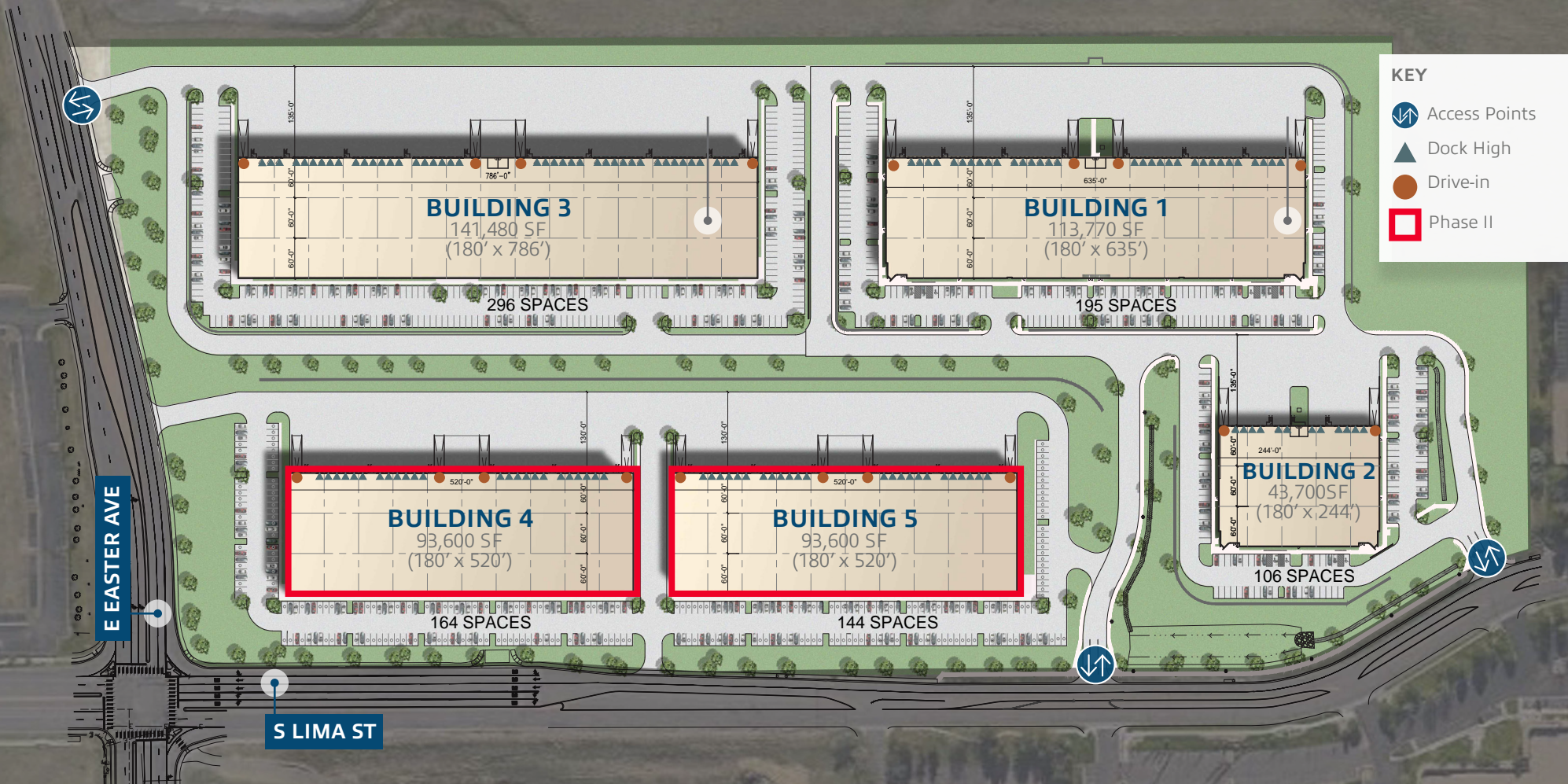
## BUILDING FEATURES

	Building 1	Building 3	Building 4	Building 5
<b>Building SF</b>	113,770 SF	141,480 SF	93,600 SF	93,600 SF
<b>Clear Height</b>	24'	28'	28'	28'
<b>Drive-in Doors</b>	4	4	4	4
<b>Dock Doors</b>	32	42	24	24
<b>Building Depth</b>	180' x 635'	180' x 786'	180' x 520'	180' x 520'
<b>Parking Spaces</b>	195	296	164	144
<b>Truck Court Depth</b>	135'	135'	130'	130'

### GENERAL FOOTNOTES:

[1] Building 2 is assumed to be a fully improved pad sale.

# SITE PLAN



**GENERAL FOOTNOTES:**

[1] Building 2 is assumed to be a fully improved pad sale.

## FOR MORE INFORMATION, PLEASE CONTACT

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