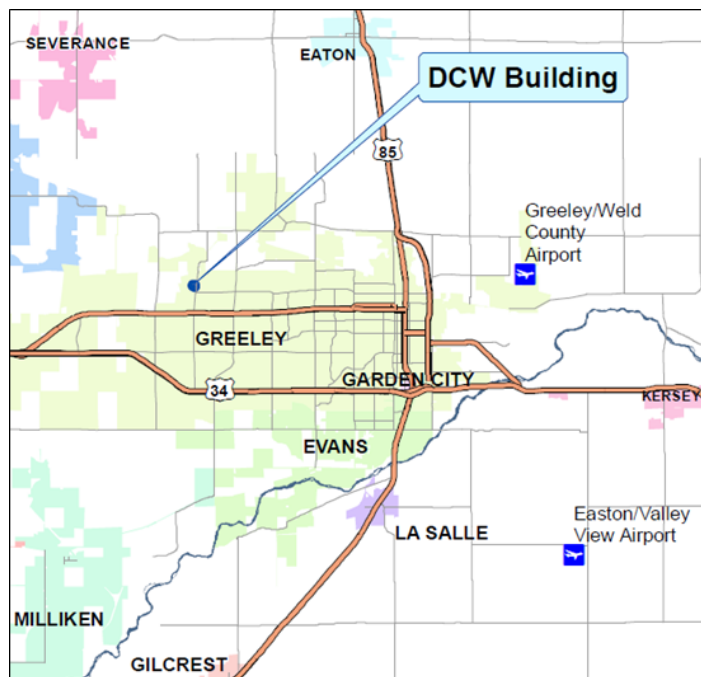


Distribution Center Warehouse



General Site Information

Location	295 71st Avenue, Greeley, Colorado
Owner/Representative	B&B Real Estate LLC - Robert Burke, 970.330.5346
Size	72,000 square feet
Zoning	I-L Industrial, Low Intensity
Asking Price	\$7.00 per square foot; \$3.00 per square foot NNN; 3 - 9 year lease terms available
Highway Access	~6 miles to Highway 34, 6 miles to Highway 257, ~4 miles to Highway 392, 8 miles to Highway 85, 13.5 miles to I-25
Air Access	9 miles to Greeley Weld County Airport
Rail Access	No rail access

Utility Information

Electric Power	Xcel Energy. 12.47kV; Secondary service – 120V/240V/480V
Natural Gas	Atmos Energy. 1-1/4" gas line serving the site.
Water	City of Greeley. 16 inch looped, 2750 GMP per fire flow test, 50 psi
Sewer	City of Greeley. 8 inch, 400 GPM
Telecom/Fiber	CenturyLink up to 100 Mbps; Rise Broadband 15 Mbps; Comcast Business up to 250 Mbps.

Distribution Center Warehouse

Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan		Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>N/A</i>
State and Local Incentives Overview		Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



Economic Development Contact:

Name:

Benjamin Snow
Director

Address:

Greeley Economic Health and Housing
1100 10th Street, Suite 201
Greeley, CO 80631

Email:

Benjamin.Snow@greeleygov.com
P: 970.350.9384

Xcel Energy Contact:

Name:

Stephanie Dybsky
Manager
Corporate Economic Development

Address:

Xcel Energy
1800 Larimer Street, Suite 800
Denver, CO 80202

Email:

Stephanie.J.Dybsky@xcelenergy.com
P: 303.294.2805

XCEL ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. All information must be independently verified. The user shall not rely on any of the information contained herein and shall assume all risk and responsibility arising from its use.