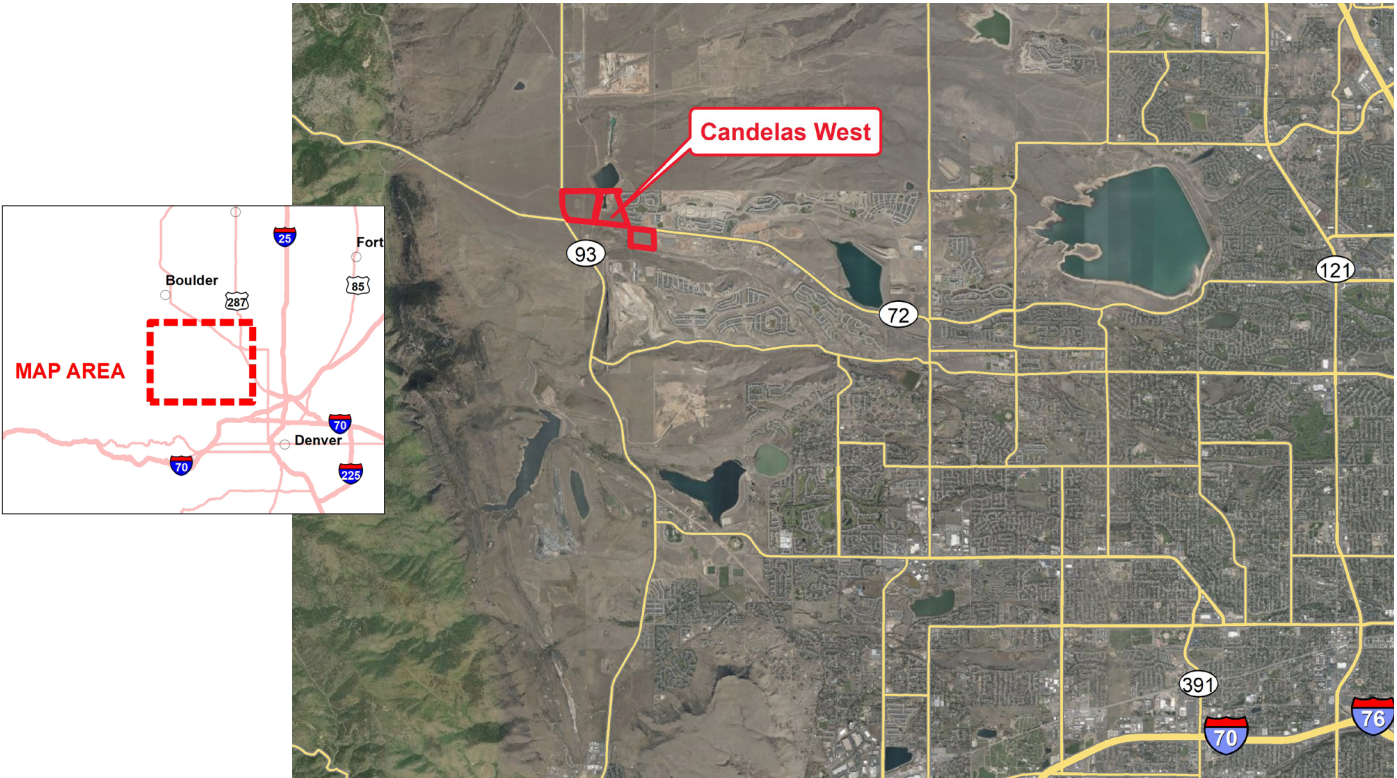


XCEL ENERGY CERTIFIED SITE
CANDELAS WEST
ARVADA, COLORADO



CERTIFIED SITE DETAILS	
Location	Northeast corner of CO-93 and CO-72 Arvada, Colorado
Owner	Cimarron Commercial LLC
Size	126 acres
Zoning	Industrial General (I-G)
Asking price	\$5-\$8/square foot
Highway access	Adjacent to CO-72 8 miles to US 36 10 miles to I-70 13 miles to I-25
Air access	13 miles to Rocky Mountain Metropolitan Airport 38 miles to Denver International Airport
Rail access	BNSF Railway future expansion possible

UTILITIES

Electric power	Xcel Energy	Feeder 1: Adjacent to site; 13.2 kV/12 MW Feeder 2: 1.75 miles from site; 13.2 kV/8 MW
Natural gas	Xcel Energy	Adjacent to site; 1.25" distribution line
Water	City of Arvada	Runs adjacent to southern border of site and through southwest corner of site. 8" PVC main line
Sewer	City of Arvada	Runs adjacent to southern border of site. 10" PVC main line
Storm water	City of Arvada	Owner to build and maintain onsite storm water facilities in accordance with City of Arvada engineering and development specifications.
Telecom/fiber	Zayo Group	Leased fiber and conduit Along southern border of site in CO-72: 48 available strands Along western border of site in CO-93: 280 available strands Up to 20 terabits of traffic per single pair of fibers

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	Not required
Aerial site views and maps	✓	Park covenants and restrictions	✓
Park master plan	✓	Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	✓
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment	✓	Endangered species assessment	Not required
Community profile and demographics	✓	Letters of support	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

Stephanie Henley

Manager, Corporate Economic Development
stephanie.henley@xcelenergy.com
303-588-4801

ECONOMIC DEVELOPMENT ORGANIZATION

Daniel Ryley

Director
Arvada Economic Development Association
dryley@arvada.org
720-898-7010

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.

