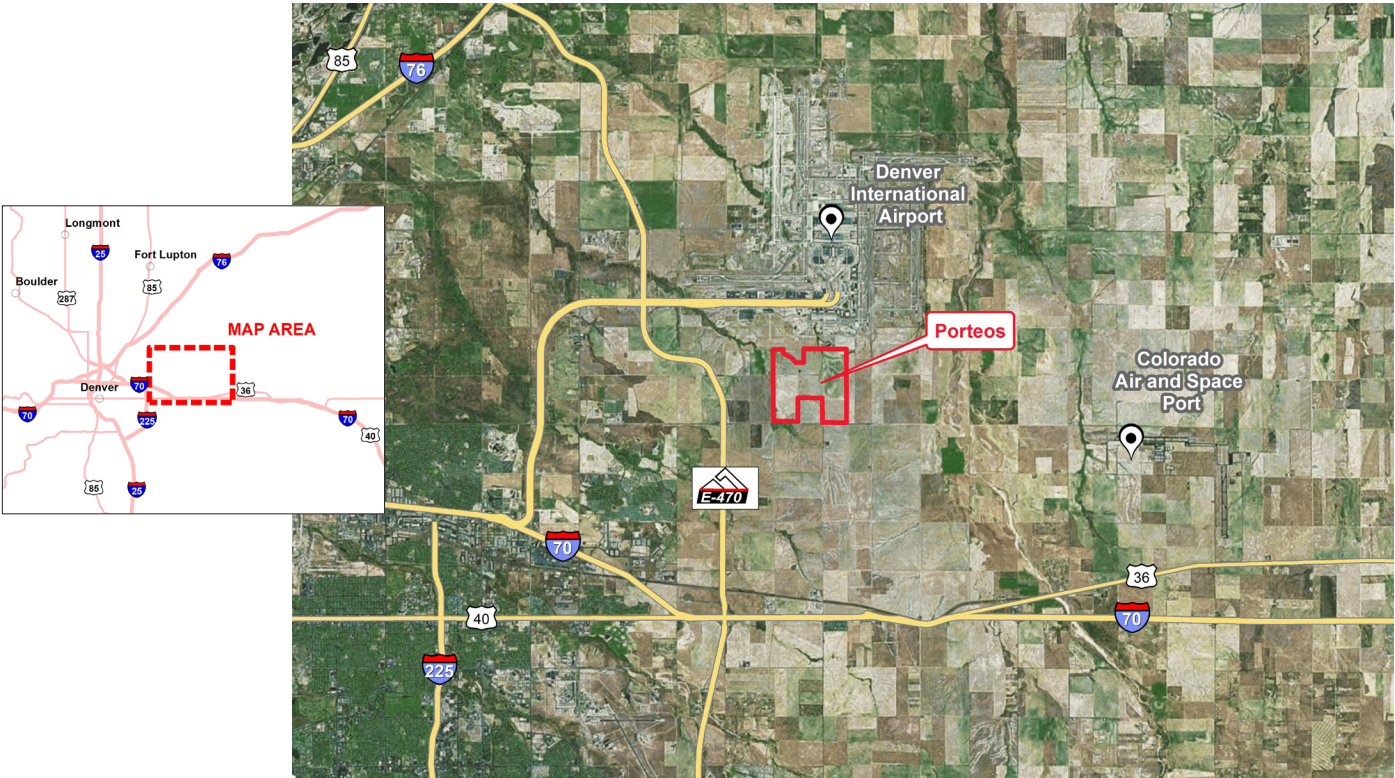


XCEL ENERGY CERTIFIED SITE
PORTEOS
AURORA, COLORADO



CERTIFIED SITE DETAILS	
Location	6290 N. Jackson Gap St. Aurora, CO 80019
	This site is located in a federal Opportunity Zone
Owner	ACP DIA 1287 Investors LLC
Size	60 acres remaining Parcel 8A has 20 acres; Parcel 11 has 40 acres
Zoning	City of Aurora, Northeast Plains: I-70 Subcategory
Asking price	\$6-\$7/square foot
Highway access	2.5 miles to E-470 7 miles to I-70 9 miles to CO-30 21 miles to I-270 22 miles to I-25
Air access	Adjacent to Denver International Airport, .5 mile to cargo apron
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	13.2 kV line adjacent to and serving the site Planning is underway for a new 12.2-acre substation at the southeast corner of Tibet Street and 60th Ave.
Natural gas	Xcel Energy	6" PM Main runs south from 68th & Jackson Gap, along Jackson Gap to 60th. 10" HP main runs in 68th Ave until Powhatan Rd. 12" HP Main runs south in Powhatan Rd. 6" PM Main is 60 psi MAOP; 200+ psig available pressure. 10" HP Main is 850 psi MAOP
Water	Aurora Water	24" main from 48th Ave. to 56th Ave. completed; 12", 16" and 24" lines will serve the development in various locations
Sewer	Aurora Water	Lines from 12" to 18" 18" line at Jackson Gap between 64th/68th will connect to the lift station 12" line will be connected to the 18" line in Jackson Gap; 12" within 64th right of way
Storm water	Aurora Water	Development will be privately maintained system by the metro districts
Telecom/fiber	Zayo Group, Lumen	Zayo Group: has Metro Dark Fiber near site border; Long Haul Dark Fiber near southern border of site; Lit fiber south along I-70 Lumen: Fiber on site

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

Yuriy Gorlov

Vice President
Aurora Economic Development Council
gorlov@auroraedc.com
303-755-2223

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