

XCEL ENERGY CERTIFIED SITE
STAFFORD BUSINESS PARK
AURORA, COLORADO



CERTIFIED SITE DETAILS	
Location	Intersection of I-70, E-470, Colfax Ave., and Picadilly Rd. Aurora, Colorado
Owner	Northpoint Aaron Valdez, Cushman & Wakefield aaron.valdex@cushwake.com
Size	~350 acres
Zoning	Business/Tech District (I-1)
Asking price	\$5.45/square foot NNN, Build to Suit and Speculative Development
Highway access	<1 mile to E-470 <1 mile to I-70/US 36
Air access	13 miles to Denver International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	13.2 kV feeder line runs along north side of site 230 kV transmission line north of site along Smith Rd.
Natural gas	Xcel Energy	6" IP line proposed to east border, 20 PSIG maximum delivery
Water	Aurora Water	24" main line; 8"-12" lines to serve the site
Sewer	Aurora Water	15" sewer main
Storm water	Aurora Water	Sites design their storm water systems for 2-year and 100-year event
Telecom/fiber	Comcast, Zayo Group	Comcast: Metro Lit and Long Haul fiber are adjacent Zayo Group: Lit or Dark solutions run from 10G to 100G

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

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ECONOMIC DEVELOPMENT ORGANIZATION

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