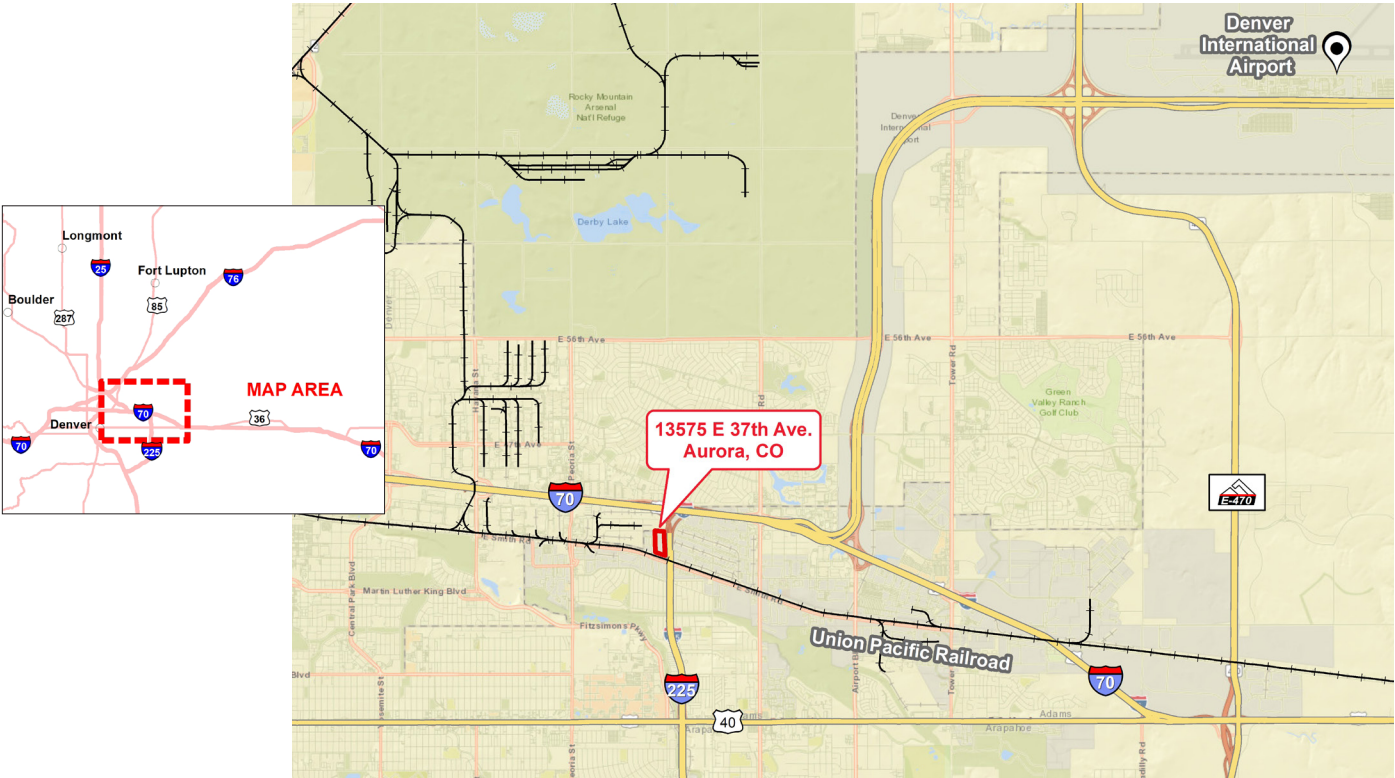


XCEL ENERGY READY BUILDING
13575 E. 37TH AVENUE
AURORA, COLORADO



READY BUILDING DETAILS	
Location	13575 East 37th Ave. Aurora, Colorado
Owner	Broker: Cushman & Wakefield Drew McManus 303-813-6427 drew.mcmanus@cushwake.com
Size	61,000 square feet remaining of 142,760 on 5.67 acres
Zoning	M3
Asking price	\$11-12/square foot
Highway access	Adjacent to I-70 and I-225 10 miles to I-25
Air access	13 miles to Denver International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	3-phase, underground radial 13.2 kV service
Natural gas	Xcel Energy	IP Main, 1.25" service, 20 psig max delivery pressure
Water	Aurora Water	8" water loop around the site
Sewer	Aurora Water	8" sewer main to the west of the property
Storm water	Aurora Water	Infrastructure in place to drain into storm sewer
Telecom/fiber	Zayo Group	Lit. and Dark Solution 10G to 100G

DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	✓
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	Not Required
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

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.

