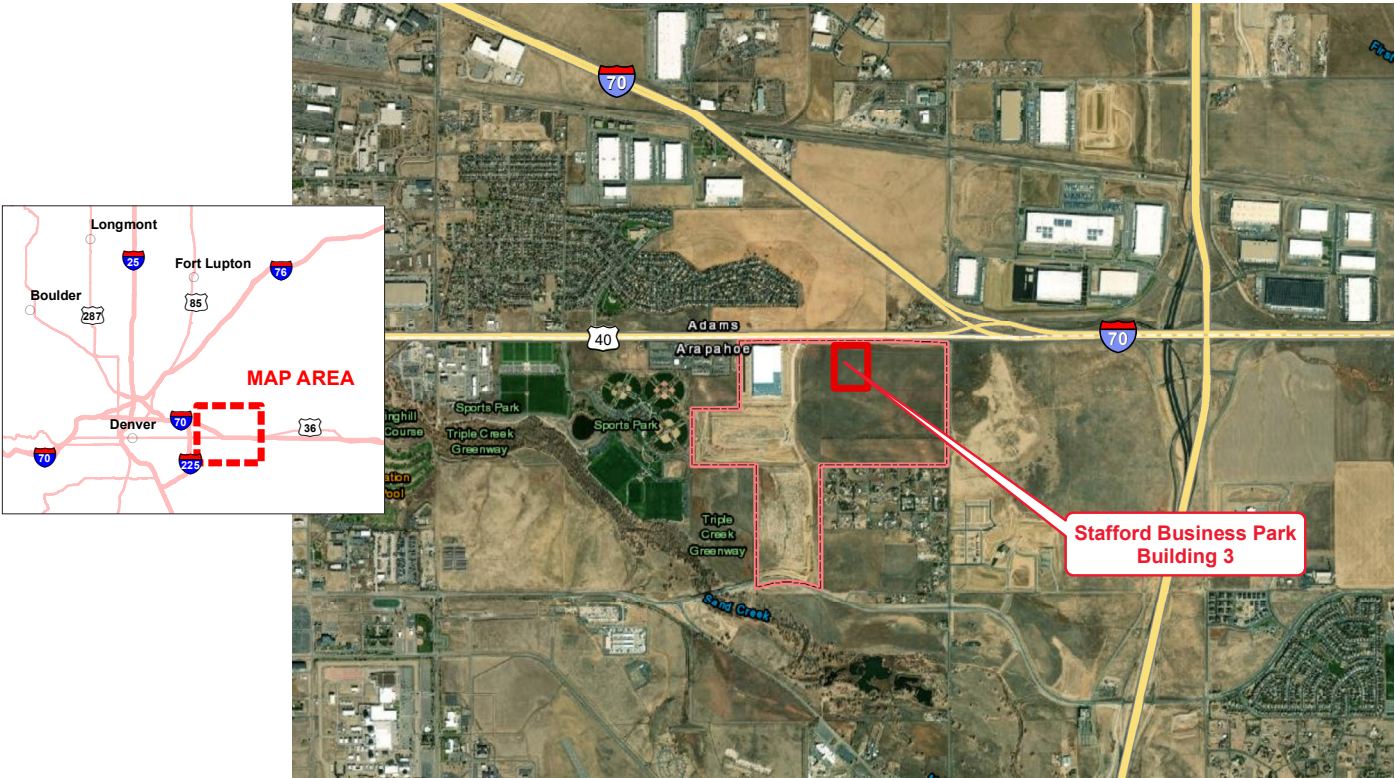


**XCEL ENERGY READY BUILDING**  
**STAFFORD LOGISTICS CENTER – BUILDING 3**  
**AURORA, COLORADO**



READY BUILDING DETAILS	
Location	20500 East Colfax Ave. Aurora, Colorado
Owner	North Point Development Broker: Cushman & Wakefield Aaron Valdez aaron.valdez@cushwake.com 303-819-7333
Size	439,700 square feet
Zoning	M-1, B-3
Asking price	\$5.95/square foot
Highway access	.5 mile to I-470 1 mile to I-70 4.2 miles to I-225
Air access	13 miles to Denver International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	13.2 kV line and 230 kV transmission line
<b>Natural gas</b>	Xcel Energy	Proposed 6" IP on east border of Stafford Logistics Center Park
<b>Water</b>	Aurora Water	24" main line; 8" – 12" to serve the site
<b>Sewer</b>	Aurora Water	Plans for 15" sewer main line
<b>Storm water</b>	Aurora Water	Sites design their storm water systems for 2-year and 100-year event
<b>Telecom/fiber</b>	Comcast Zayo Group	Comcast: Metro Lit and Long Haul fiber are adjacent Zayo Group: Lit and Dark solutions run from 100 MG to 100G+

## DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	Not Required
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	None
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	✓
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>	✓	<b>Endangered species assessment</b>	Not Required
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	Not Required
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

## 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.

