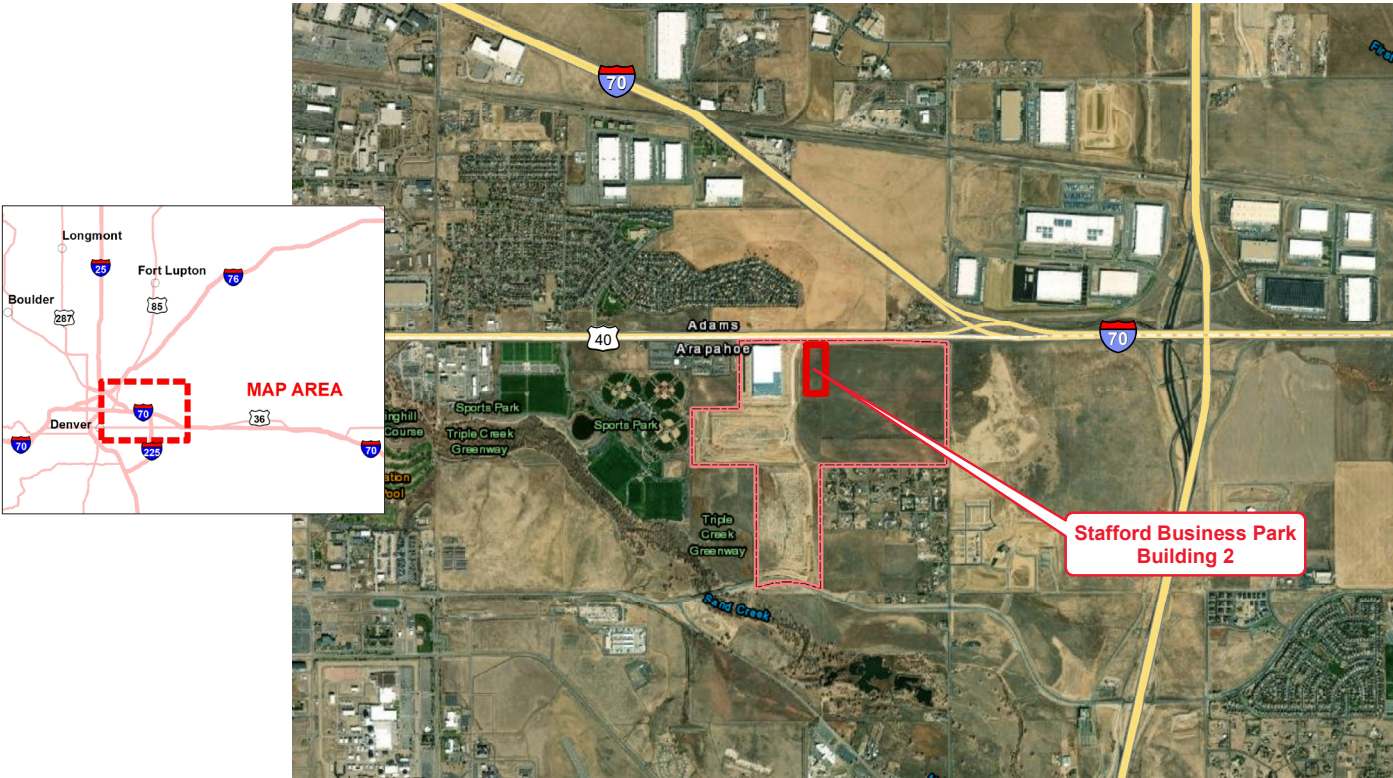


XCEL ENERGY READY BUILDING
STAFFORD LOGISTICS CENTER – BUILDING 2
AURORA, COLORADO



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	255,330 square feet
Zoning	M-1, B-3
Asking price	\$6.60/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

Electric power	Xcel Energy	13.2 kV line and 230 kV transmission line
Natural gas	Xcel Energy	Proposed 6" IP on east border of Stafford Logistics Center Park
Water	Aurora Water	24" main line; 8" – 12" to serve the site
Sewer	Aurora Water	Plans for 15" sewer main line
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 and Dark solutions run from 100 MG to 100G+

DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	Not Required
Aerial site views and maps	✓	Park covenants and restrictions	None
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

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