

**XCEL ENERGY READY BUILDING**  
**MAJESTIC BUILDING 23**  
**AURORA, COLORADO**



CERTIFIED SITE DETAILS	
Location	3605 Windsor Drive, Aurora, Colorado
Owner	Majestic Realty Michael Kapoor Mkappor@majesticrealty.com 303.574.8903
Size	99,120 remaining of 280,000 square feet on 13 acres
Zoning	E-470 Light Industrial/Flex Office
Asking price	\$5.25/square foot
Highway access	1.2 miles to I-70 ~4 miles to I-225 13 miles to I-25
Air access	14 miles to Denver International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	Three-Phase, underground, looped 13.2 kV service
<b>Natural gas</b>	Xcel Energy	IP Main, 1 ¼" service, 20 psig max.
<b>Water</b>	City of Aurora	8" water line to 1 ½" meter
<b>Sewer</b>	Metro Wastewater Reclamation	12" main line located at Windsor Drive, SE corner of building
<b>Storm water</b>	City of Aurora	Detention pond on the west side of the building
<b>Telecom/fiber</b>	Zayo	Lit and Dark solution, 10G to 100G+

## SITE 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>	✓
<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

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## ECONOMIC DEVELOPMENT ORGANIZATION

### Yuriy Gorlov

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