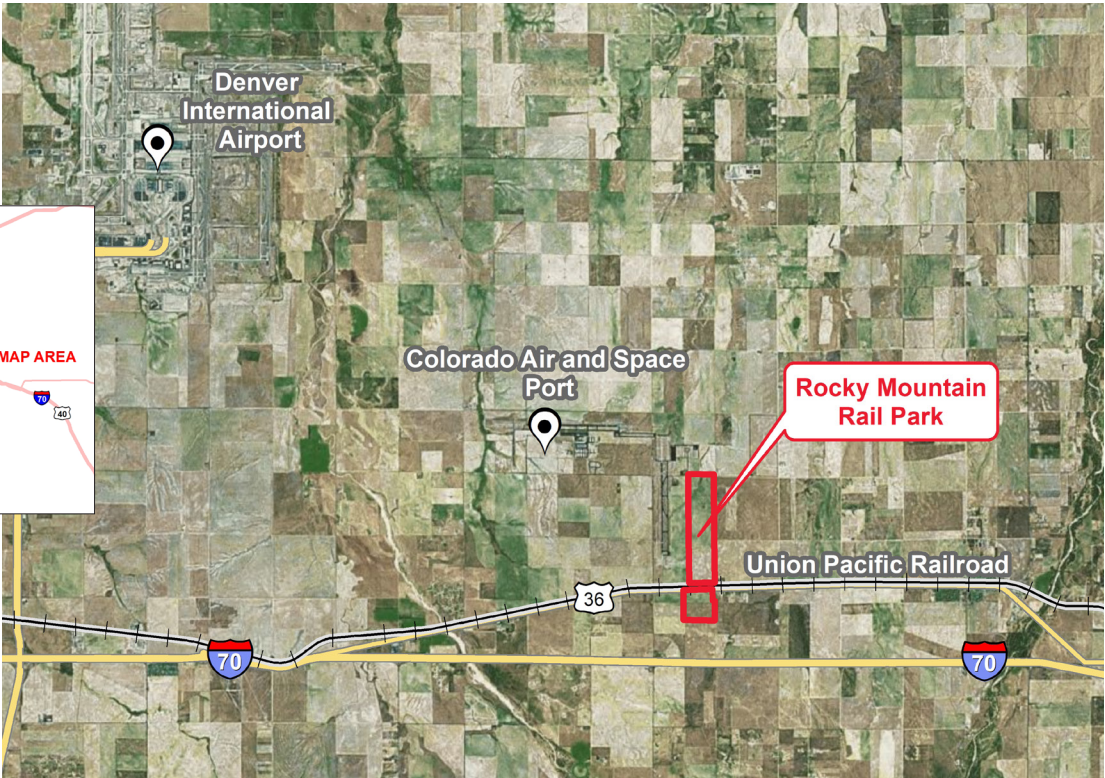


**XCEL ENERGY CERTIFIED SITE
ROCKY MOUNTAIN RAIL PARK
ADAMS COUNTY, COLORADO**



CERTIFIED SITE DETAILS	
Location	Peterson Road and East 48th Avenue
Owner	Rail Land Company Broker: Cushman Wakefield Aaron Valdez Aaron.valdez@cushwake.com 303.819.7333
Size	258 acres remaining (North: 220 acres and South: 38 acres) of original 620 acres certified
Zoning	PUD; Light to Heavy Industrial
Asking price	\$5.50 and up/square foot (depending on size, location and rail volume)
Highway access	Adjacent to CO 36 1 mile to CO 79 2 miles to I-70 30 miles to I-25 via I-70
Air access	18 miles to Denver International Airport Adjacent to Colorado Air & Space Port
Rail access	North site served by Union Pacific, Class 1 Rail Service South site has no rail service

UTILITIES

Electric power	Xcel Energy	13.2 Kv underground feeders along 56th and 64th Avenue; High Point substation will be in service in Q1 2023 at southeast corner of Tibet Street and 60th Avenue.
Natural gas	Colorado Natural Gas	3" steel, 8" main distribution feed, >40 psig distribution pressure
Water	Rocky Mountain Rail Metro District	Plans for 8-12" water lines
Sewer	Rocky Mountain Rail Metro District	Plans for 8" sewer line
Storm water	Rocky Mountain Rail Metro District	Shared/Regional system
Telecom/fiber	Zayo Group	Two conduits for fiber available; 100 MG to 100 GB+

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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