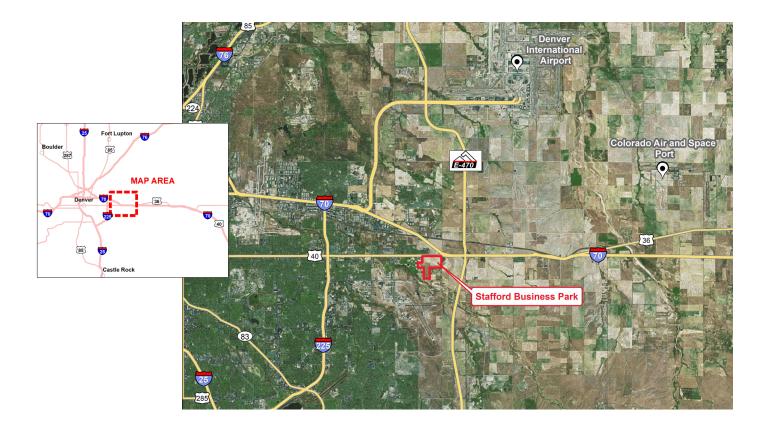
# XCEL ENERGY CERTIFIED SITE STAFFORD BUSINESS PARK AURORA, COLORADO





## **CERTIFIED SITE DETAILS**

Location	Intersection of I-70, E-470, Colfax Ave., and Picadilly Rd. Aurora, Colorado		
Owner	Northpoint Aaron Valdez, Cushman & Wakefield aaron.valdex@cushwake.com		
Size	150 acres remaining of original 350 acres certified		
Zoning	Business/Tech District (I-1)		
Asking price	\$5.45/square foot NNN, Build to Suit and Speculative Development		
Highway access	<1 mile to E-470 <1 mile to I-70/US 36		
Air access	13 miles to Denver International Airport		
Rail access	No rail access		

UTILITIES				
Electric power	Xcel Energy	<ul> <li>13.2 kV feeder line runs along north side of site</li> <li>230 kV transmission line north of site along Smith Rd.</li> <li>6" IP line proposed to east border,</li> <li>20 PSIG maximum delivery</li> </ul>		
Natural gas	Xcel Energy			
Water	Aurora Water	24" main line; 8"-12" lines to serve the site		
Sewer	Aurora Water	15" sewer main		
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 or Dark solutions run from 10G to 100G		

#### SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	$\checkmark$	Archeological and Historic Use assessments	Not required
Aerial site views and maps	$\checkmark$	Park covenants and restrictions	1
Park master plan	$\checkmark$	Transportation access maps	1
Utility service maps	1	Geotechnical study/soil survey	1
Site dimensions and configuration	1	FEMA Flood Plain Designation with map	1
Wetlands delineation and map	1	Air attainment status	1
Phase 1 environmental assessment	1	Endangered species assessment	Not required
Community profile and demographics	1	Letters of support	1
State and local incentives overview	$\checkmark$	Business and industrial support services and amenities profile	1

#### **XCEL ENERGY CONTACT**

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### ECONOMIC DEVELOPMENT ORGANIZATION

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