

**XCEL ENERGY READY BUILDING
HIGHPOINT INDUSTRIAL ELEVATED –
BUILDING 1
AURORA, COLORADO**



READY BUILDING DETAILS	
Location	East 64th Avenue and Denali Street, Aurora, Colorado
Owner	Broker: CBRE Todd Witty Senior Vice President Todd.witty@cbre.com 720-528-6339
Size	541,529 square feet, divisible by 100,000 square feet on 28 acres
Zoning	AD (Airport District)
Asking price	\$5.75/square foot NNN, minimum of 5 years
Highway access	Adjacent to E-470 ~6 miles to I-70 ~7 miles to I-225 (bypass to I-25)
Air access	12 miles to Denver International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	Three-phase, underground feeder along 64th Avenue
Natural gas	Xcel Energy	2" line, 2 psig maximum metering pressure
Water	Aurora Water	24" PVC main located at E. 64th Avenue and west side of E-470
Sewer	Aurora Water	12" PVS sewer main at E. 64th Avenue and Picadilly
Storm water	Metro Wastewater Reclamation District	Onsite water quality/detention may be required in the absence of regional detention
Telecom/fiber	Comcast	100 GB capable network, up to 1 GB coax available, up to 10 GB fiber

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	Not required
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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