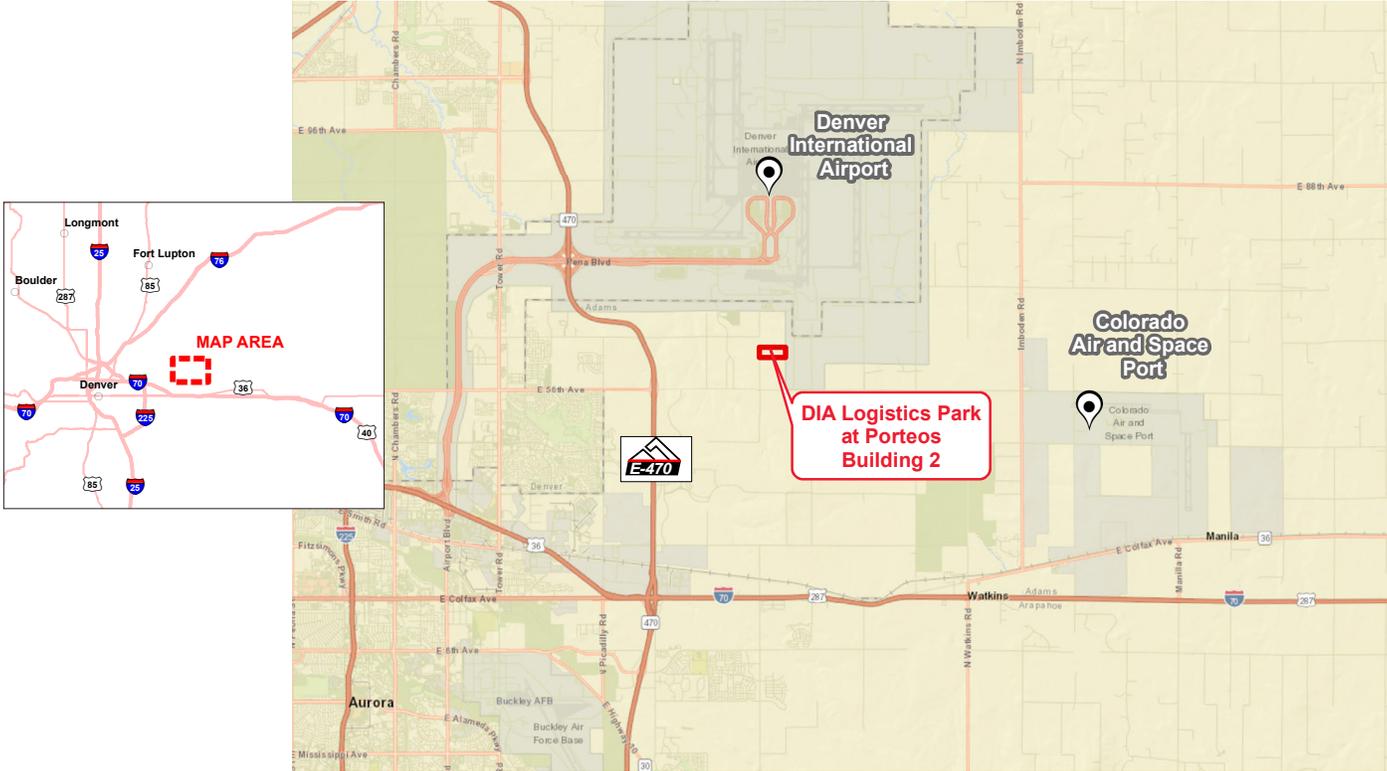


**XCEL ENERGY READY BUILDING
DIA LOGISTICS PARK BUILDING 2
AURORA, COLORADO**



READY BUILDING DETAILS	
Location	Southeast corner of Powhatan Road and 64th Avenue, address TBD Aurora, Colorado
Owner	Broker: JLL Mitchell Zatz mitch.zatz@am.jll.com 303-217-7372
Size	1,029,000 square feet
Zoning	Industrial
Asking price	Lease: \$5.25/square foot, minimum of 5 years
Highway access	2.8 miles to E-470 6.7 miles to I-70
Air access	2.3 miles to Denver International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	13.2 kV to the west and south of buildings
Natural gas	Xcel Energy	6" PE along Powhaton Road, 26-66 PSIG
Water	Aurora Water	16" PVC main in Powhaton Road and 24" PVC main in 64th Avenue
Sewer	Aurora Water	10" PVC main in Powhaton Road and 8" stub at intersection of 64th Avenue and Powhaton Road
Storm water	Aurora Water	TBD. Storm water and detention to be identified in the drainage report at civil plan submittal
Telecom/fiber	Lumen	Fiber along 64th Avenue and 54th Avenue

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	
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	✓
Community profile and demographics	✓	Letters of support	
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

Stephanie Henley

Manager, Corporate Economic Development
stephanie.henley@xcelenergy.com
303-588-4801

ECONOMIC DEVELOPMENT ORGANIZATION

Yuriy Gorlov

Vice President
Aurora Economic Development
gorlov@auroraedc.com
303-755-2223

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