

19900 E. 23rd Avenue, Aurora EastPark 70 Building 3

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



GENERAL SITE INFORMATION

Location	19900 E. 23rd Avenue, Aurora, Colorado
Owner/ Representative	EP Second Tilt, LLC c/o Consolidated Investment Group
Size	75,000 square feet remaining of 220,247 square feet
Zoning	Industrial M-1 Aurora with outside storage approved
Preferred Industry	Distribution and Manufacturing (Textiles, Food), Warehousing, Logistics
Asking Price	Lease rate is \$5.50 per square foot NNN
Highway Access	Immediate access to I-70 via Smith Road to Tower Road, Proximity to I-70, I-225, I-25, I-270. Excellent visibility of I-70.
Air Access	13 miles to Denver International Airport.
Rail Served	No rail access.

UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase 277/480V secondary service. 750kVA transformer.
Natural Gas	Xcel Energy. 3" PE Main, 7 MCFH Capacity.
Water	Aurora Water. 2" water line serving the site.
Sewer	Aurora Water. 6" sewer line serving the site.
Telecom/Fiber	Century Link Business Advanced. Speeds of 20 MBPS (DSL), wireless between 10 - 15MBPS. Comcast Business. Speeds of 1000 MBPS download, 35 MBPS upload.

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



Economic Development Contact:

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