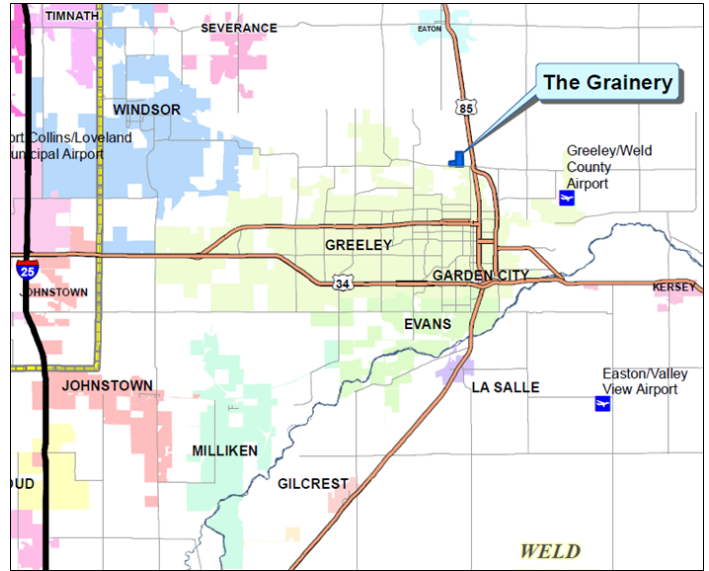
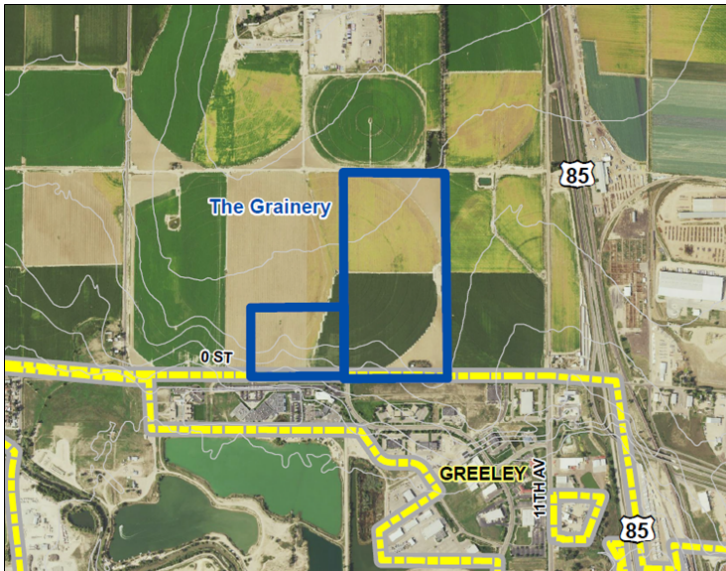


THE GRAINERY, GREELEY, CO

INFORMATION SHEET

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	Between 11th Avenue, AA Street, O Street, and CR 37, Greeley, CO 80631
Owner	Tim McKenna, Greeley Land Fund
Size	102 acres
Zoning	PUD and areas of no zoning (Agriculture)
Asking Price	Industrial/Commercial users: \$8,886,240 or \$2 per SF
Highway Access	Adjacent to US 85. < 2 miles to Highway 392 via US 85. 18 miles west to I-25 via O Street and US 34. 30 miles east and south to I-76 via US 34 and CR 49, 50 miles north to I-80 via US 85.
Air Access	56 miles to Denver International Airport. 5.5 miles to Greeley-Weld County Airport.
Rail Access	Class 1 rail runs immediately through the site.
Preferred Industry	60 miles to BNSF rail terminal in Denver; 64 miles to the Union Pacific rail terminal in Denver.

UTILITY INFORMATION

Electric Power	Xcel Energy. Primary service – 12.47kV; Secondary service – 120V/240V/480V.
Natural Gas	Atmos Energy. 8" gas line serving the site, 80psig.
Water	City of Greeley. ~70' to property line. 16" looped water main. 2750 GMP per fire flow test, 50PSI.
Sewer	City of Greeley. 8" line, 400 GPM. Plant Design Capacity: 14.7 MGD Annual Average Flow Capacity: 16.0, Annual Average Flow: 7.67 MGD, Peak Monthly Flow: 8.5 MGD (June).
Storm Water	City of Greeley. Urban drainage for subdivision. Sub Regional Pond planned.
Telecom/Fiber	ZAYO Group - Fiber not to the site boundary, but nearby running along US 85.

THE GRAINERY

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	<input checked="" type="checkbox"/>
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	
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	<input checked="" type="checkbox"/>
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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Director

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