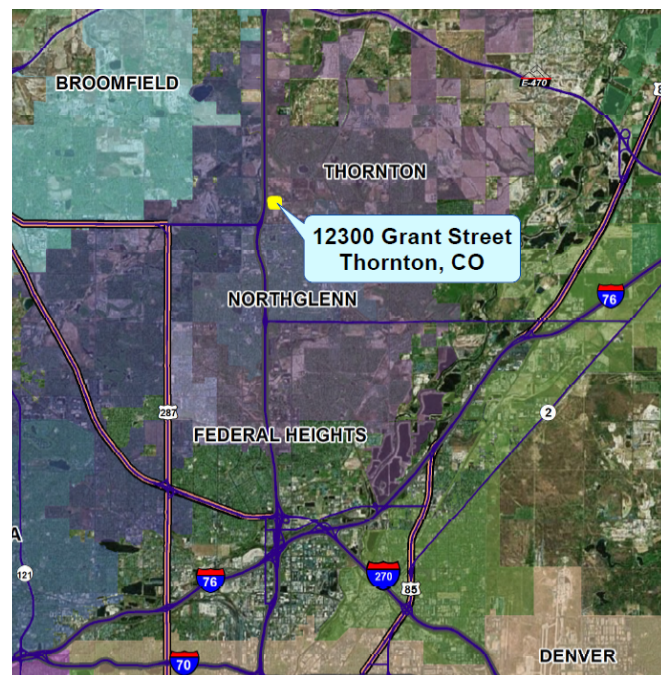


# 12300 GRANT STREET, THORNTON, CO

READY BUILDING BROCHURE

## CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	12300 Grant Street, Thornton, Colorado
Owner / Representative	Owner is Ascent Solar. Represented by Chad Kollar of Cresa.
Size	139,620 square feet on a 9.9 acre lot.
Zoning	Business Park District
Asking Price	\$16,000,000 / \$115 per square foot
Highway Access	<1 mile to I-25, <8 miles to I-76, <.5 mile to Highway 128 (120th Avenue)
Air Access	25 miles to DEN; Denver International Airport
Rail Served	No rail access

### UTILITY INFORMATION

Electric Power	Xcel Energy. Three 3ph pad-mount transformers (13.2kV to 277/480V), Two 2500kVA transformers with looped service, and one 2000kVA transformer on a radial.
Natural Gas	Xcel Energy. 3" steel gas line along Grant Street, 2" steel gas line to building.
Water	City of Thornton.
Sewer	City of Thornton.
Telecom/Fiber	Lumen. Unlimited upstream and downstream data bandwidth available.

**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	<i>None</i>
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	
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

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