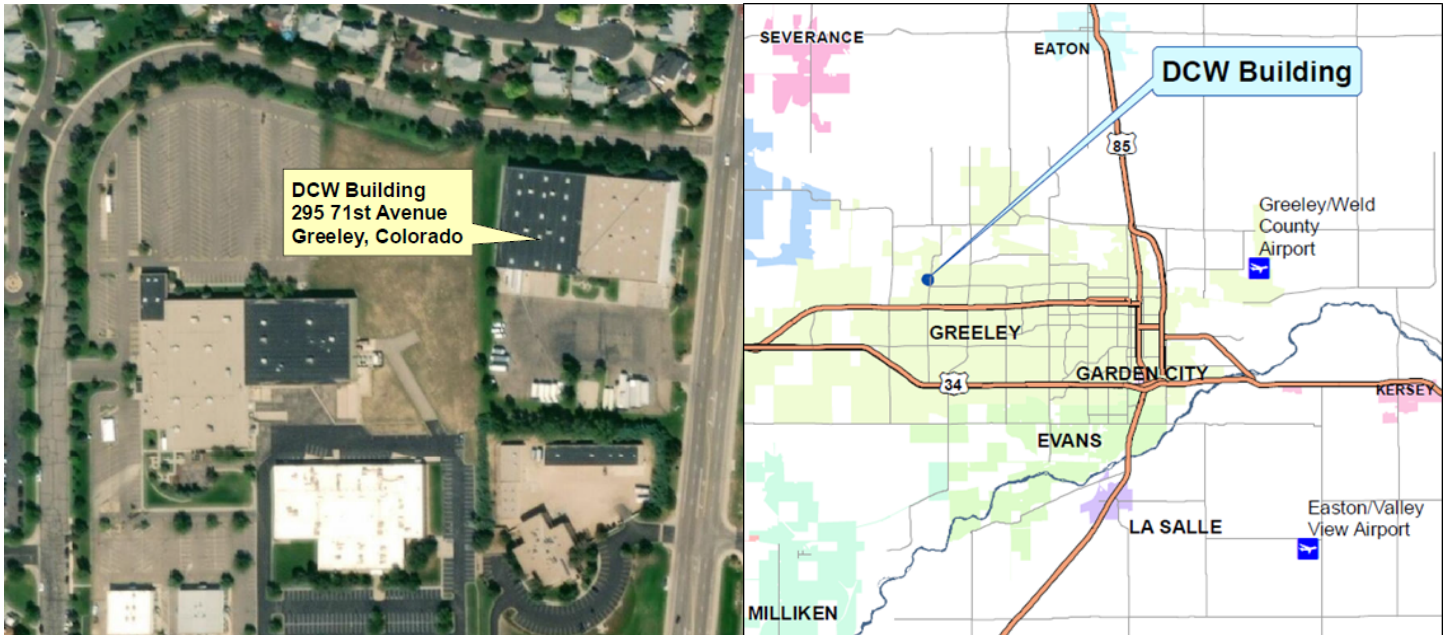


295 71st AVENUE, GREELEY, CO

DISTRIBUTION CENTER WAREHOUSE

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

| | |
|--------------------------|--|
| Location | 295 71st Avenue, Greeley, Colorado |
| Owner/ Representative | B&B Real Estate LLC - Robert Burke, 970.330.5346 |
| Size | 72,000 square feet |
| Zoning | I-L Industrial, Low Intensity |
| Preferred Industry | |
| Asking Price | \$7.00 per square foot; \$3.00 per square foot NNN; 3 - 9 year lease terms available |
| Highway Access | ~6 miles to Hwy 34, 6 miles to Hwy 257, ~4 miles to Hwy 392, 8 miles to Hwy 85, 13.5 miles to I-25 |
| Air Access | 9 miles to Greeley Weld County Airport |
| Rail Served | No rail access |

UTILITY INFORMATION

| | |
|----------------|--|
| Electric Power | Xcel Energy. 12.47kV; Secondary service – 120V/240V/480V |
| Natural Gas | Atmos Energy. 1-1/4" gas line serving the site |
| Water | City of Greeley. 16 inch looped, 2750 GMP per fire flow test, 50 psi |
| Sewer | City of Greeley. 8 inch, 400 GPM |
| Telecom/Fiber | CenturyLink up to 100 Mbps; Rise Broadband 15 Mbps; Comcast Business up to 250 Mbps. |

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 | | 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"/> |

**Economic Development Contact:****Name:**

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Director

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