

700 TECH COURT, LOUISVILLE, CO
LOUISVILLE CORPORATE CAMPUS
BUILDING A

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	700 Tech Court, Louisville, Colorado
Owner/ Representative	Etkin Johnson Real Estate Partners
Size	136,610 square feet
Zoning	Industrial / Flex Space
Preferred Industry	
Asking Price	Negotiable
Highway Access	~2 miles to Highway 36 at Interlocken, ~15 miles to I-25 via E-470, ~18 miles to I-70, ~17 miles to I-76
Air Access	33 miles to Denver International Airport
Rail Served	No rail access

UTILITY INFORMATION

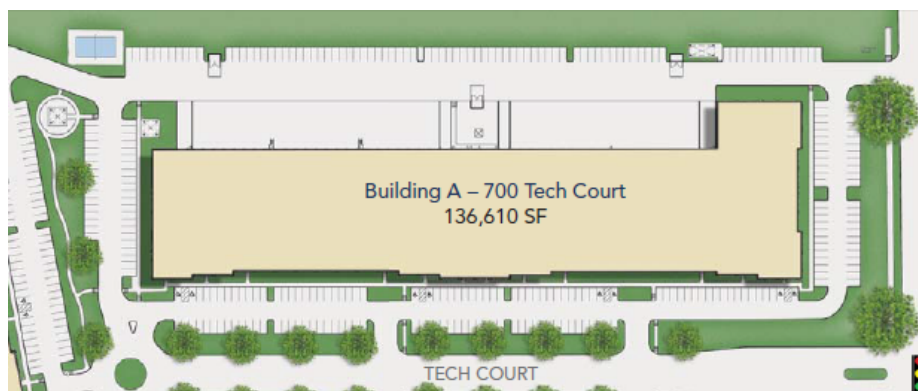
Electric Power	Xcel Energy. 13.2kV-LL 3ph 1/0AL loop from 1000AL feeder. 2000kVA connected (pending construction)
Natural Gas	Xcel Energy. 2" PM, 2 psig available pressure
Water	City of Louisville. 2" waterline, 2" irrigation line
Sewer	City of Louisville. 2" sewer line
Telecom/Fiber	CenturyLink: up to 140 MBPS, Comcast Business: up to 987 MBPS, Zayo (not yet installed to the site)

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SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment		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"/>


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