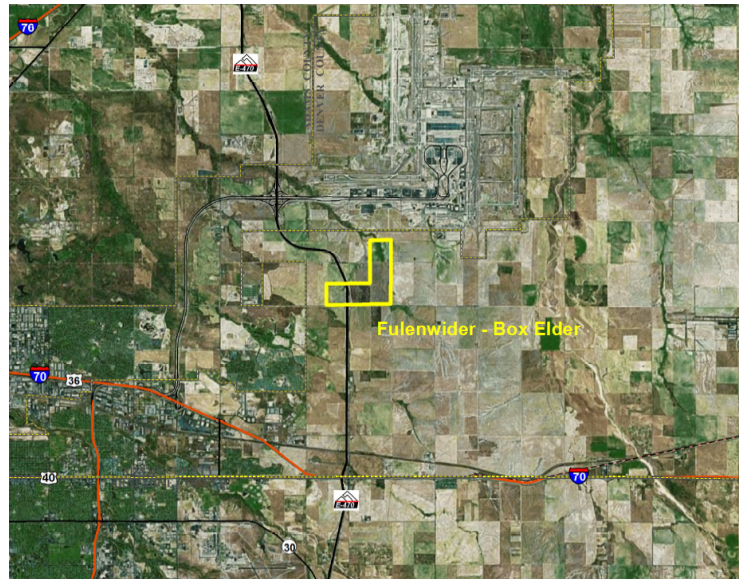
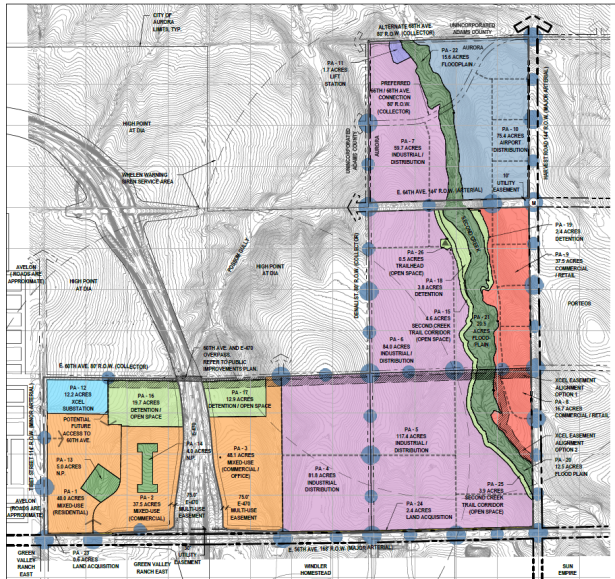


BOX ELDER AURORA, CO

CORPORATE ECONOMIC DEVELOPMENT

CERTIFIED SITE BROCHURE



GENERAL SITE INFORMATION

Location	Between E. 56th Avenue to the S, DEN to the N, Tibet Street to the W, Harvest Road to the E
Owner	Fulenwider, 1125 17th Street, Suite 2500, Denver, CO; 303.295.3071
Size	726.6 developable acres; 428.9 acres of AD and Industrial / Distribution and 125 acres of Mixed Use / Commercial
Zoning	Purple, Red and Blue: AD (Airport Distribution), Orange and Green MU-A (Mixed Use)
Asking Price	\$4 to \$25 / square foot, depending on use and location
Highway Access	Adjacent to E-470 toll road interchange, which is the north and south bypass, 4 miles to I-70 to the South, ~19 miles to I-25 via I-70
Air Access	4.5 miles to Denver International Airport
Rail Access	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 13.2 kV underground feeders along 56th and 64th Avenue, up to 3MW. Planning for a new 12.2 acre substation is underway on site at SE corner of Tibet Street and 60th Avenue.
Natural Gas	Xcel Energy. +20,000CFH available. 6" line to the east.
Water	City of Aurora. 24" line in 56th Avenue along the entire length of the property, a 24" line which will be installed in early 2021 in 64th Avenue through the property, Aurora is in design on a capital improvement project for a 36" line in Denali Street from 56th to 64th Avenue (2021-2022).
Sewer	City of Aurora. Served by gravity / Second Creek Lift Station.
Storm Water	City of Aurora. Master Drainage Report approved and available upon request.
Telecom/Fiber	Comcast. Delivery medium will be fiber / coax. 1GB with 10GB available. Zayo Group. Delivery medium is fiber. 10GB to 100GB 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	<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	<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	<input checked="" type="checkbox"/>	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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