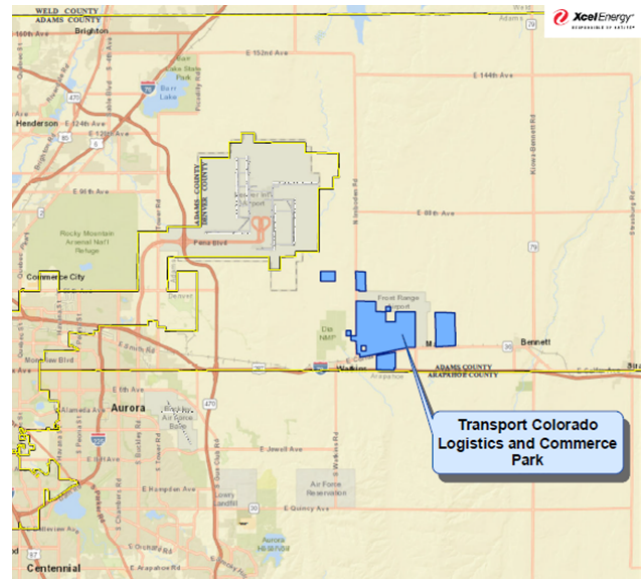
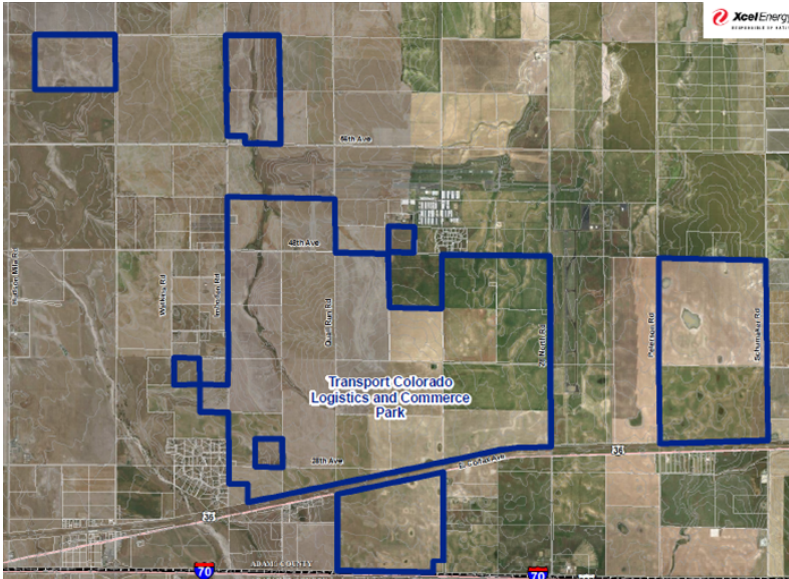


TRANSPORT COLORADO - MEGASITE AURORA, CO

INFORMATION SHEET

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	Manila Road (east), Imboden Road (west), 48th Avenue and Front Range Airport (north), Colfax Avenue (south), and a portion of land between I-70 & Colfax Avenue, Aurora, CO
Owner	WesternTransport, LLC
Size	~6,624 acres
Zoning	Heavy Industrial, Medium Industrial, Light Industrial, Commercial and Mixed Use
Asking Price	\$3 - 7.50 per square foot, subject to size, location and use
Highway Access	Property is adjacent to I-70, ~8 miles to E-470, ~25 miles to I-25 in Denver, ~20 miles north to I-76, ~6.5 miles to US 40 interchange via State Highway 36 / Smith Road
Air Access	13.5 miles to Denver International Airport and 0.25 miles to Front Range Airport
Rail Access	In design process with Union Pacific for ~2500 acres of rail served industrial park
Preferred Industry	Aerospace, commercial & mixed use, data centers, industrial, manufacturing, warehousing & logistics

UTILITY INFORMATION

Electric Power	Xcel Energy. Transmission service at 230 kV is available adjacent to the site and capable of serving 100+ MW. Redundant transmission sources available approximately 2 miles to the west.
Natural Gas	To be provided by Colorado Natural Gas. 500' +/-, existing CNG steel gas main runs through south side of property on Colfax between Imboden and Manila.
Water	To be provided by Aurora Water. Water to be provided via existing City of Aurora system at Colorado Air & Spaceport, onsite wells and storage, and planned connection to City of Aurora system.
Sewer	To be provided by Aurora Water. Initial phases to be served via septic tank and leach field systems. Regional treatment facility to be constructed when appropriate for long term service.
Storm Water	To be provided by Aurora Water. Channels, storm drains, water quality and detention ponds will be constructed.
Telecom/Fiber	Zayo, CenturyLink, and ERSTA. Zayo, Lit of Dark solution along Imboden. 100Mbps to 100Gbps+. CenturyLink point of connection at Manila/48th with 100Gbps capacity. ERSTA hub at Manila/48th with 10Gbps capacity.

TRANSPORT COLORADO - MEGASITE

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"/>

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"/>

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