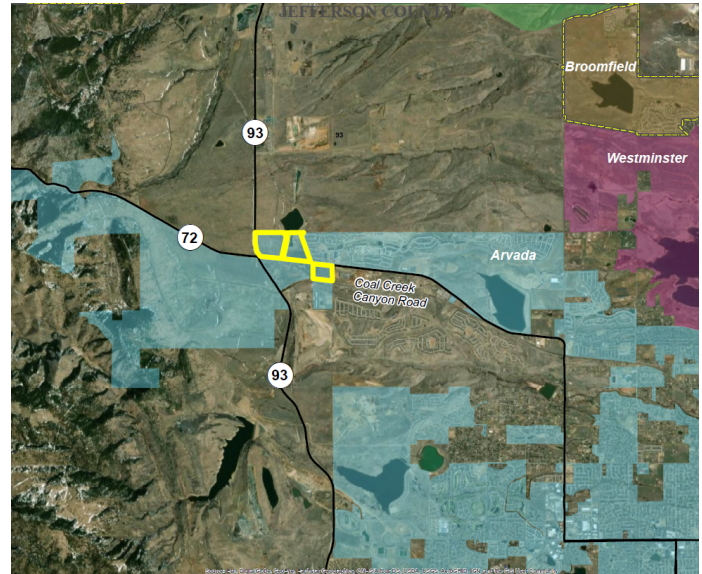


CANDELAS ARVADA, CO

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	NE Corner of Colo HWY 93 & Colo HWY 72, Arvada, CO
Owner	Cimarron Commercial, LLC/Church Ranch Properties, PSM Properties, Consolidated Mutual Water Co.
Size	126 Acres
Zoning	I-G (Industrial General)
Asking Price	\$5 to \$8 per square foot
Highway Access	Adjacent to CO-72, ~8 miles to US Highway 36, ~10 miles to I-70, ~13 miles to I-25
Air Access	~15 minutes to Rocky Mountain Metropolitan Airport; ~44 minutes to Denver International Airport.
Rail Access	Potential for rail access through BNSF

UTILITY INFORMATION

Electric Power	Xcel Energy. Feeder 1, 13.2 kV/12 MW, adjacent to site. Feeder 2, 13.2 kV /8 MW, 1.75 miles from site
Natural Gas	Xcel Energy. Adjacent to site. 1-1/4" distribution line.
Water	City of Arvada. Runs adjacent to southern border of site as well as through southwest corner of site. 8" PVC pipelines.
Sewer	City of Arvada. Runs adjacent to southern border of site. 10" PVC main line.
Storm Water	City of Arvada. Owner to build and maintain on-site storm water facilities in accordance with City of Arvada engineering and development specifications
Telecom/Fiber	Zayo Group leased fiber and conduit runs along south border of site in State HWY 72 and along west border of site along HWY 93. 280 available strands along HWY 93, 48 available strands along HWY 72. Up to 20 Terabits of traffic per single pair of fibers

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"/>

****As of September 18, 2018, Jefferson County has eliminated the county portion of the business personal property tax.**

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