

# 19900 E. 23rd Avenue, Aurora EastPark 70 Building 3

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



## GENERAL SITE INFORMATION

Location	19900 E. 23rd Avenue, Aurora, Colorado
Owner/ Representative	EP Second Tilt, LLC c/o Consolidated Investment Group
Size	75,000 square feet remaining of 220,247 square feet
Zoning	Industrial M-1 Aurora with outside storage approved
Preferred Industry	Distribution and Manufacturing (Textiles, Food), Warehousing, Logistics
Asking Price	Lease rate is \$5.50 per square foot NNN
Highway Access	Immediate access to I-70 via Smith Road to Tower Road, Proximity to I-70, I-225, I-25, I-270. Excellent visibility of I-70.
Air Access	13 miles to Denver International Airport.
Rail Served	No rail access.

## UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase 277/480V secondary service. 750kVA transformer.
Natural Gas	Xcel Energy. 3" PE Main, 7 MCFH Capacity.
Water	Aurora Water. 2" water line serving the site.
Sewer	Aurora Water. 6" sewer line serving the site.
Telecom/Fiber	Century Link Business Advanced. Speeds of 20 MBPS (DSL), wireless between 10 - 15MBPS. Comcast Business. Speeds of 1000 MBPS download, 35 MBPS upload.

**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	<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"/>



**Economic Development Contact:**

**Name:**

Yuriy Gorlov  
Vice President

**Address:**

Aurora Economic Development Council  
12510 E. Iliff Avenue, Suite 115  
Aurora, CO 80014

**Email:**

Gorlov@auroraedc.com  
P: 303.755.2223

**Xcel Energy Contact:**

**Name:**

Dan Pfeiffer  
Senior Director  
Corporate Economic Development

**Address:**

Xcel Energy  
1800 Larimer Street, Suite 800  
Denver, CO 80202

**Email:**

Dan.Pfeiffer@xcelenergy.com  
P: 303.571.7180

XCEL ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. ALL INFORMATION MUST BE INDEPENDENTLY VERIFIED. THE USER SHALL NOT RELY ON ANY OF THE INFORMATION CONTAINED HEREIN AND SHALL ASSUME ALL RISK AND RESPONSIBILITY ARISING FROM ITS USE.

