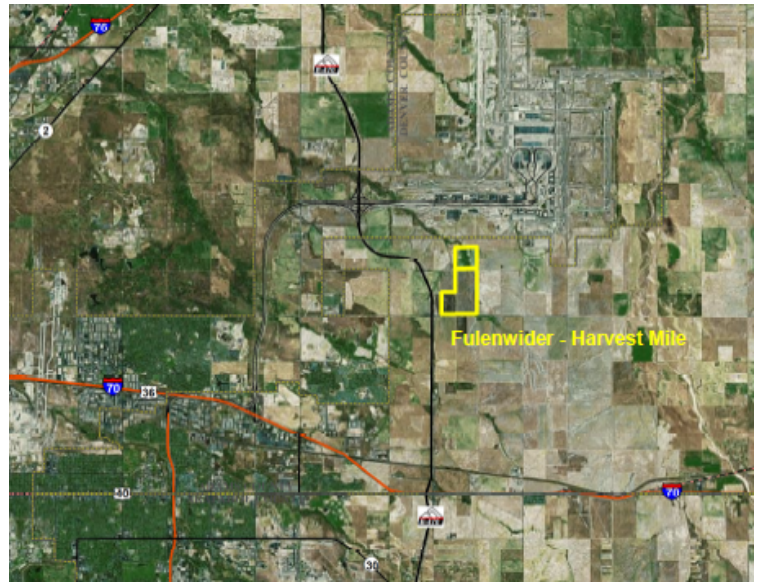
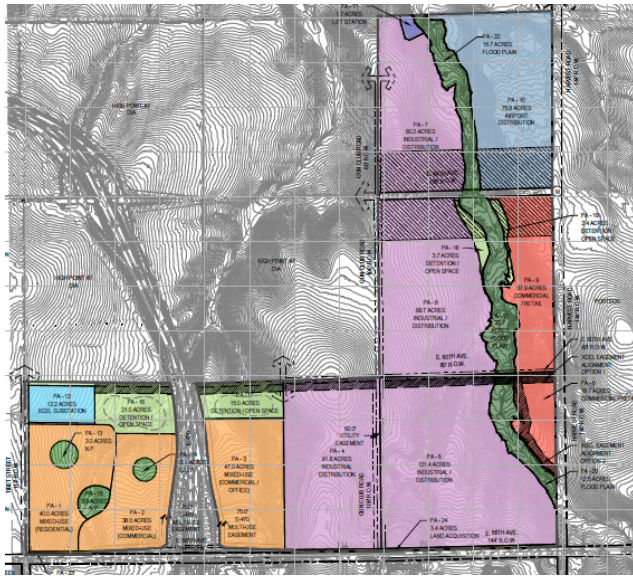


FULENWIDER HARVEST MILE

INFORMATION SHEET

AURORA, CO

CORPORATE ECONOMIC DEVELOPMENT



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
Size	736.4 acres
Zoning	Purple, Red and Blue: AD (Airport Distribution), Orange and Green MU-A(Mixed Use)
Asking Price	Negotiable
Highway Access	~1.5 miles east of E-470 toll road interchange, which is the north and south bypass, ~19.5 miles to I-25 via I-70
Air Access	Denver International Airport 4.5 miles
Rail Access	No rail access.

UTILITY INFORMATION

Electric Power	Xcel Energy. 13.2 kV underground feeders along 56th and 64th Ave, up to 3MW.
Natural Gas	Xcel Energy. +20,000CFH available. 6" line to the east.
Water	City of Aurora. 24" water mains located at the intersection of 64th and E-470, 56th and Picadilly Ave and 56th and Harvest Rd. A capital project is currently underway to connect the 24 inch water main along 56th Ave.
Sewer	City of Aurora. Potentially served by gravity / Second Creek Lift Station; pending approved Master Utility.
Storm Water	City of Aurora. Master drainage report under review; Typical design for 2 year and 100 year events.
Telecom/Fiber	Comcast. Fiber /Coax will be the delivery medium. 1GB with 10GB available with dedicated symmetrical bandwidth.

FULENWIDER HARVEST MILE

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"/>

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