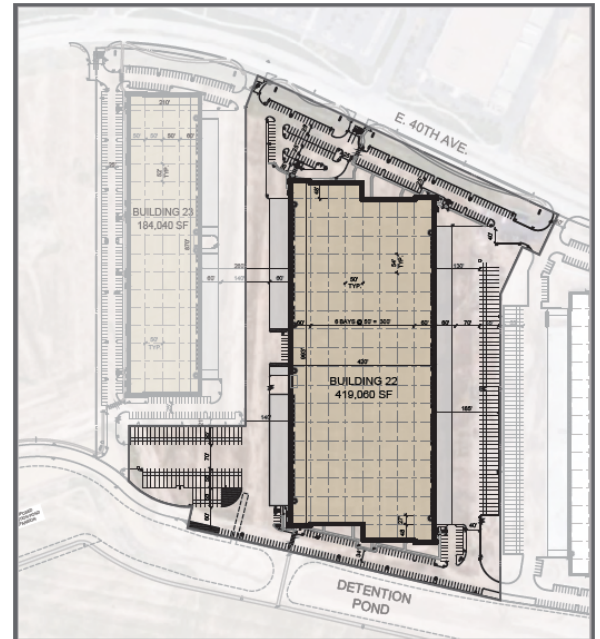


18100 E. 40th AVENUE, AURORA, CO GATEWAY BUILDING 22

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	18100 E. 40th Avenue, Aurora, Colorado
Owner/ Representative	Clarion, Payson MacWilliam
Size	419,060 square feet
Zoning	Industrial M-2
Preferred Industry	Distribution and Manufacturing (Plastics and Medical Devices)
Asking Price	Negotiable
Highway Access	Immediate access to I-70, I-225 & E-470. 20 minutes to downtown. 1000' to RTD light rail station.
Air Access	14 miles to Denver International Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 4,000 AMP's - 480/277 V, 3-PH
Natural Gas	Xcel Energy. 4" PE main, 2 MCFH capacity
Water	Aurora Water. 2" water line serving the site.
Sewer	Aurora Water. 8" sewer line serving the site.
Telecom/Fiber	Century Link, Comcast, and Zayo

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.

