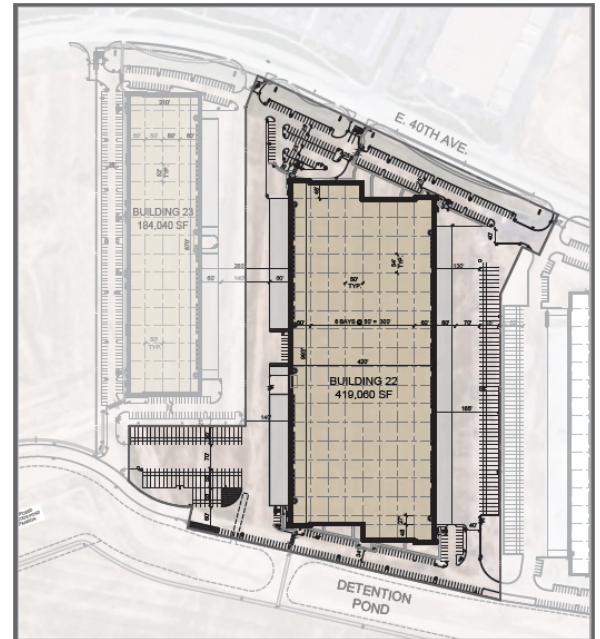


# GATEWAY BUILDING 22

READY BUILDING BROCHURE

18100 E. 40th Avenue, Aurora

CORPORATE ECONOMIC DEVELOPMENT



## GENERAL SITE INFORMATION

Location	18100 E. 40th Avenue, Aurora, Colorado
Owner/ Representative	Clarion, Payson MacWilliam
Size	~345,000 square feet remaining of 419,060 square feet total
Zoning	Industrial M-2
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-phase.
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	Lumen, Comcast, and Zayo Group.

**GATEWAY BUILDING 22**  
18100 E. 40th Avenue, Aurora

**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"/>



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