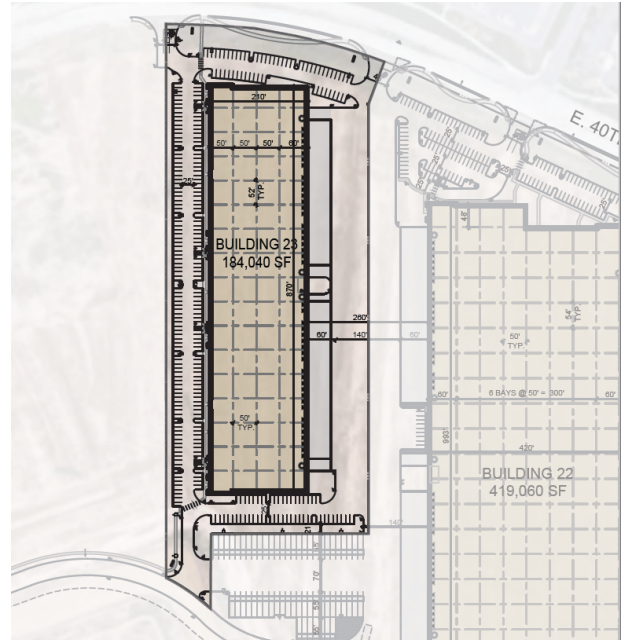


18000 E. 40th Avenue, Aurora GATEWAY Building 23

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	18000 E. 40th Avenue, Aurora, Colorado
Owner/ Representative	Clarion, Payson MacWilliam
Size	184,040 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. 6" water 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:

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