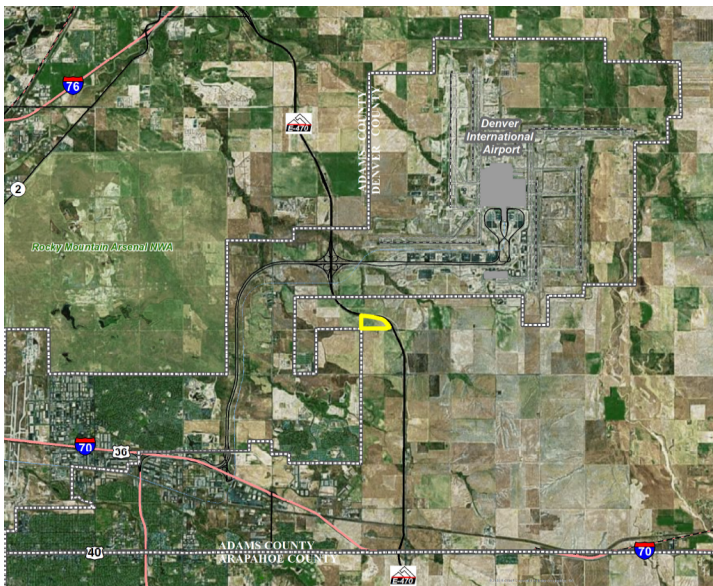
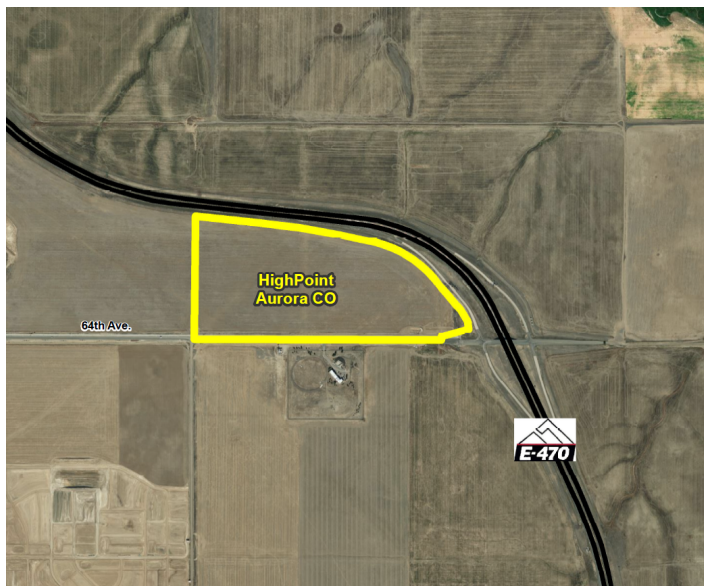


# HIGHPOINT AURORA, CO

CERTIFIED SITE BROCHURE

## CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	Picadilly & 64th Avenue and E-470 & 64th Avenue, Aurora, Colorado
Owner	ACM High Point VI LLC, 18591 E 64th Ave Denver, CO 80249
Size	~92 acres remaining of original 1,124 acres certified
Zoning	MU-A (Mixed Use - Airport)
Asking Price	\$3.50 / square foot; Developer is pursuing buildings for lease.
Highway Access	Adjacent to E-470, ~7 miles to I-225, 22 miles to I-25, ~6 miles to I-70, ~9 miles to Highway 36
Air Access	~8 miles to Denver International Airport
Rail Access	No rail access

### UTILITY INFORMATION

Electric Power	Xcel Energy. Feeder line 1 is adjacent, 13.2 kV; feeder line is 2.4 miles away. Planning for a new 12.2 acre substation is underway at SE corner of Tibet Street and 60th Avenue.
Natural Gas	Xcel Energy. 2" distribution lines, 2 PSIG
Water	Aurora Water. 12" lines running along streets within the development.
Sewer	Aurora Water. 12" line connected to an 18" line.
Storm Water	Metro Wastewater Reclamation District. 36" main, lines run in the streets throughout the development.
Telecom/Fiber	Zayo Group.

**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	<i>Not required</i>
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"/>

**\*This property is located in an Opportunity Zone.**

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