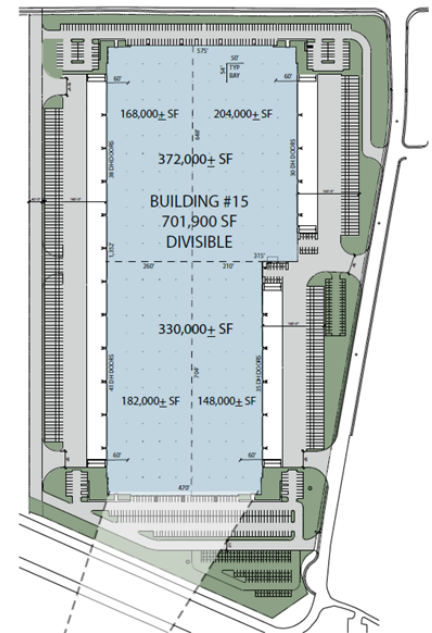
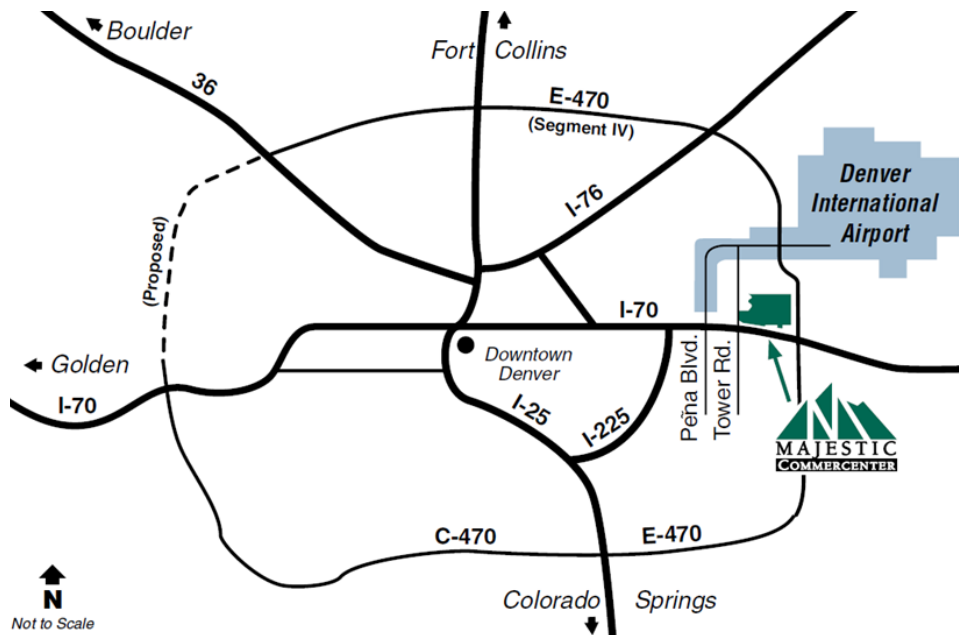


2889 N. HIMALAYA ROAD, AURORA, CO MAJESTIC BUILDING 15

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	2889 N. Himalaya Road, Aurora, Colorado
Owner/ Representative	Majestic Realty Co., Michael Kapoor, 303.574.8903, MKapoor@majesticrealty.com
Size	701,900 square feet
Zoning	E-470 Light Industrial/Flex Space
Preferred Industry	Distribution and Manufacturing (Logistics, Equipment)
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. Feeder line one and two are 13.2 kV lines. Underground and overhead lines serve or are adjacent to the site. A 230Kv transmission line runs along Smith Road on the southern boundary and through the lower section of Phase 1, and then between Phases 1 and 2 along Picadilly.
Natural Gas	Xcel Energy. 10" IP main runs along Picadilly from 26th to 32nd. 10" and 12" HP main runs along Picadilly. The 12" HP main also runs East/West, just north of the RR tracks (north of Smith Rd).
Water	Aurora Water. 2" water line serving the site.
Sewer	Aurora Water. 8" sewer line serving the site.
Telecom/Fiber	Zayo, other service providers available nearby.

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	
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
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