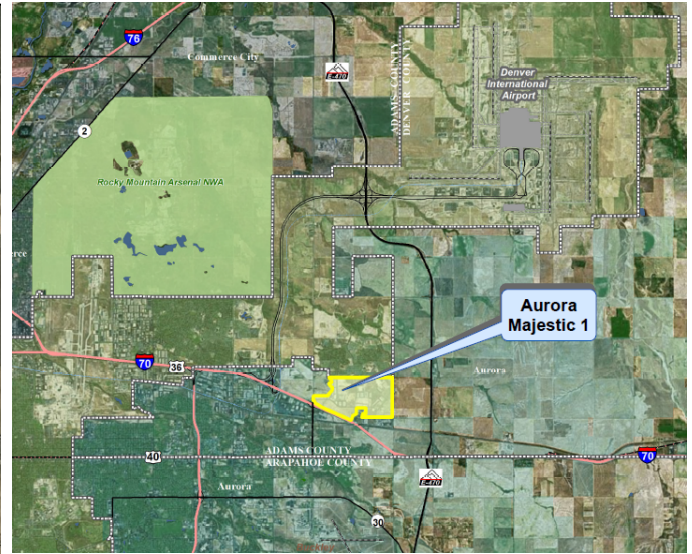


MAJESTIC COMMERCENTER PHASE 1 AURORA, CO

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	North of 26th Avenue, East of Tower Road, West of Picadilly Road, South of 38th Avenue
Owner	Majestic Realty Co., Michael Kapoor, 303.574.8903, MKapoor@majesticrealty.com
Size	310 acres (multiple parcels)
Zoning	I-1 (Business / Tech District)
Asking Price	\$6 - \$10 / square foot, depending on size and location
Highway Access	.10 mile to I-70, ~1 mile to E-470, 4.89 miles to I-225, 5.5 miles to US-36, 2.52 miles to
Air Access	SH-30 11.5 miles to Denver International Airport (DEN)
Rail Access	Union Pacific Railroad. Class 1 rail runs immediately through the site.

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 also runs adjacent to the site.
Natural Gas	Xcel Energy. 6" IP high capacity system, 20 PSIG
Water	Aurora Water. 12" - 24" water main lines serve the site, 80 - 120 PSI
Sewer	Metro Wastewater Reclamation. Gravity served by 21" sewer main
Storm Water	Aurora Water. Service available in various locations in the Phase 1 and Phase 2 of the park.
Telecom/Fiber	Zayo Group and Lumen.

MAJESTIC COMMERCCENTER PHASE 1

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	<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.**

Economic Development Contact:

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