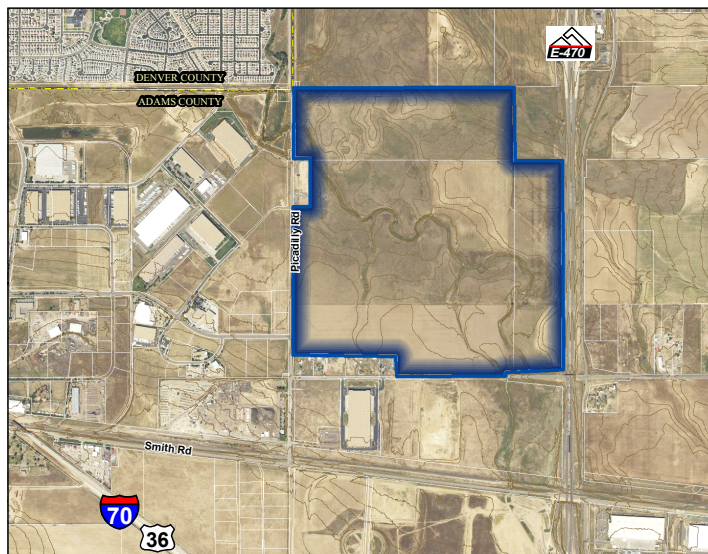


MAJESTIC COMMERCCENTER PHASE 2 AURORA, CO

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	North of 26th Avenue, South of 38th Street, East of Picadilly Street, West of E-470
Owner	Majestic Realty Co., Michael Kapoor, 303.574.8903, MKapoor@majesticrealty.com
Size	412 acres
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 SH-30
Air Access	11.5 miles to Denver International Airport (DEN)
Rail Access	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. Feeder lines one and two are 13.2 kV line. Underground and overhead lines are adjacent to the site. There is also a 230kV transmission line runs adjacent to the site.
Natural Gas	Xcel Energy. 16" IP high capacity system, 20 PSIG
Water	Aurora Water. 12" - 24" water main lines serve the site.
Sewer	Metro Wastewater Reclamation District. 24" sewer main line to be installed to serve the site.
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 2

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:

Name: Yuriy Gorlov
Vice President

Address: Aurora Economic
Development Council
12510 E. Iliff Avenue
Suite 115
Aurora, CO 80014

Email:
Gorlov@auroraedc.com
P: 303.755.2223

Xcel Energy Contact:

Name: Stephanie Henley
Manager, Corporate
Economic Development

Address: Xcel Energy
1800 Larimer Street
Suite 800
Denver, CO 80202

Email:
Stephanie.Henley@xcelenergy.com
P: 303.294.2805
C: 303.588.4801

XCEL ENERGY MAKES NO WARRANTY OR REPRESENTATION AS TO THE ACCURACY, QUALITY, AVAILABILITY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION CONTAINED HEREIN. ALL INFORMATION MUST BE INDEPENDENTLY VERIFIED. THE USER SHALL NOT RELY ON ANY OF THE INFORMATION CONTAINED HEREIN AND SHALL ASSUME ALL RISK AND RESPONSIBILITY ARISING FROM ITS USE.

