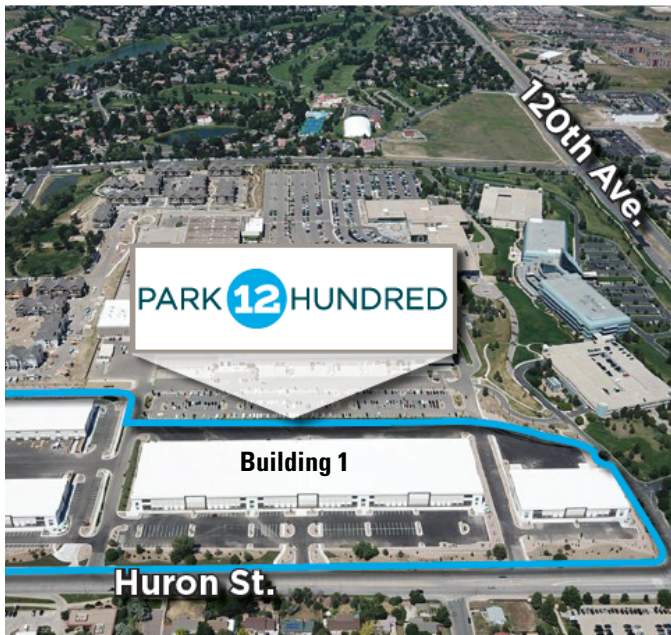


11751 HURON STREET, WESTMINSTER, CO PARK 12 HUNDRED BUILDING 1

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	11751 Huron Street, Westminister, Colorado
Owner/ Representative	Conor Commercial Real Estate & WHI Real Estate Partners LP
Size	172,200 square feet
Zoning	Class A Industrial
Asking Price	Lease rate is \$8.25per square foot NNN
Highway Access	0.3 miles to I-25, ~8 miles to I-76, ~11 miles to I-70
Air Access	29 miles to Denver International Airport; ~6.5 miles from Rocky Mountain Metropolitan Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 750 kVA 277/480 V 3-phase service
Natural Gas	Xcel Energy. 50 MSCFH
Water	City of Westminister. 8" water line serving the site.
Sewer	City of Westminister. 6" water line serving the site.
Telecom/Fiber	Century Link and Comcast.

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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