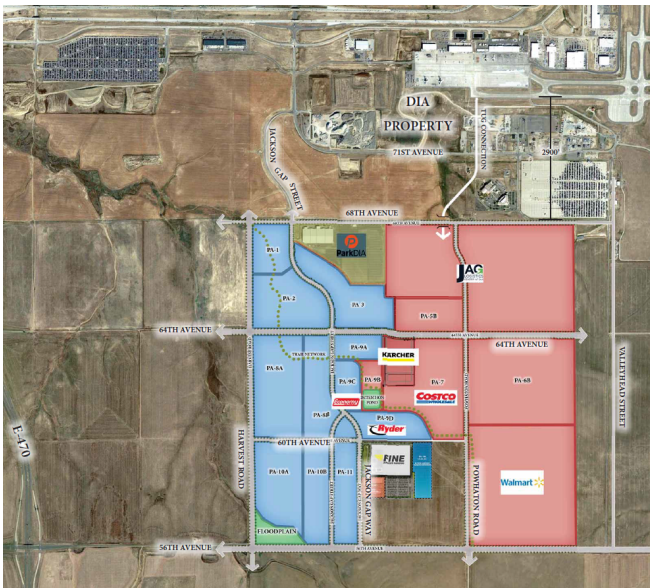


PORTEOS AURORA, CO

CORPORATE ECONOMIC DEVELOPMENT

CERTIFIED SITE BROCHURE



GENERAL SITE INFORMATION

Location	6290 N. Jackson Gap Street, Aurora, CO 80019
Owner	ACPDIA1287 Investors, LLC
Size	~500 acres remaining. Parcels: PAs 1-3, PA-5B, PA-6B, PAs-8A and 8B, PAs-9A, B, and C, PAs-10A and B, PA-11.
Zoning	City of Aurora, Northeast Plains: I-70 Subcategory
Asking Price	100+ acres \$3.00 - \$4.00 / square foot, depending on location.
Highway Access	~2.5 miles to E-470, ~21 miles to I-270, 22 miles to I-25, ~7 miles to I-70, ~9 miles to Highway 30
Air Access	Site is adjacent to Denver International Airport (~2.5 mile drive from DEN terminal; ~.5 miles from the cargo apron; ~1 mile from FedEx, UPS, and other cargo carriers at airport).
Rail Access	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. A 13.2 kV line is adjacent to and serving the site. Planning for a new 12.2 acre substation is underway at SE corner of Tibet Street and 60th Avenue.
Natural Gas	Xcel Energy. Adjacent to and on site. 6" PM Main runs south from 68th & Jackson Gap along Jackson Gap to 60th. 10" HP main runs in 68th Ave until Powhaton Rd and turns and then 12" HP Main runs south in Powhaton Rd. 6" PM Main is 60 psi MAOP; 200+ psig available pressure. 10" HP Main is 850 psi MAOP.
Water	Aurora Water. 24" main from 48th Avenue to 56th Avenue completed. 12", 16", and 24" lines will serve the development in various locations.
Sewer	Aurora Water. Lines from 12" to 18". 18" line is in place at Jackson Gap between 64th/68th will connect to the lift station. 12" line will be connected to the 18" line in Jackson Gap. 12" within 64th right of way.
Storm Water	Development will be privately maintained system by the metro districts.
Telecom/Fiber	Zayo Group has Metro Dark Fiber near site border. Long Haul Dark Fiber near southern border of site. Lit fiber south along I-70. Lumen also has fiber on site.

PORTEOS

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"/>

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

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.

