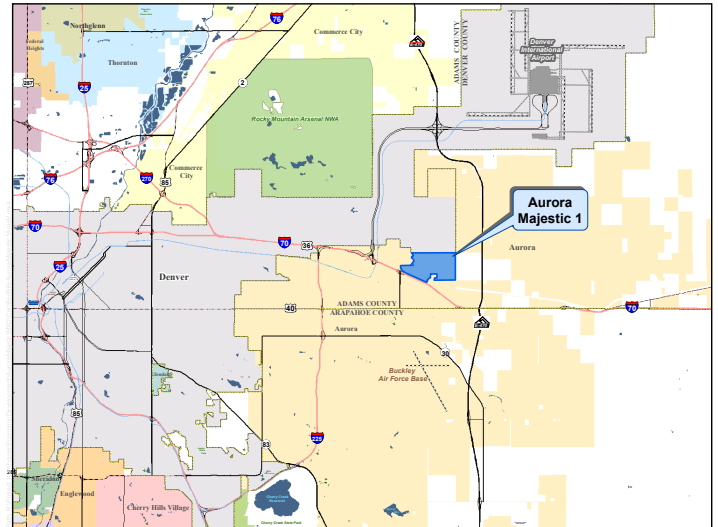


# MAJESTIC COMMERCENTER PHASE 1 AURORA, CO

INFORMATION SHEET

## CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	North of 26th Ave, East of Tower Road, West of Picadilly Road, South of 38th Ave
Owner	Majestic Realty Co., Michael Kapoor, 303.574.8903, MKapoor@majesticrealty.com
Size	310 acres (multiple parcels)
Zoning	E-470 Light Industrial / Flex Office
Asking Price	Estimated \$6.50+ per square foot
Highway Access	.10 miles to I-70, .96 miles 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 (13 minute drive) to Denver International Airport
Rail Access	Class 1 rail runs immediately through the site.
Preferred Industry	Industrial, Warehouse and Distribution

### 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 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 railroad tracks (north of Smith Rd).
Water	Aurora Water. Water lines run throughout the park streets. Aurora has more than 156,000 acre feet of water storage.
Sewer	Aurora Water. Lines run throughout the park streets. Available capacity is 220 MGD within the regional Metro Wastewater Reclamation District.
Storm Water	Aurora Water. Service available in various locations in the Phase 1 and Phase 2 of the park.
Telecom/Fiber	Multiple providers can serve the site. Zayo has long haul dark and lit fiber serving the park along with metro dark fiber.

## 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.**

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