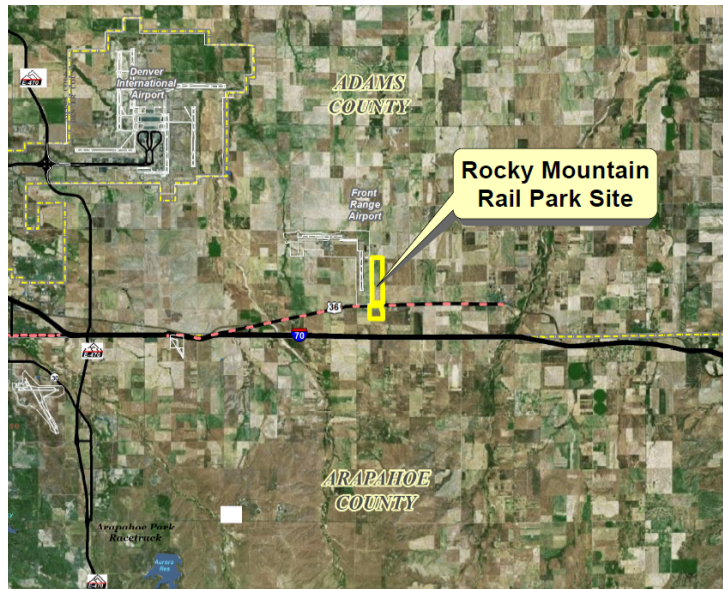
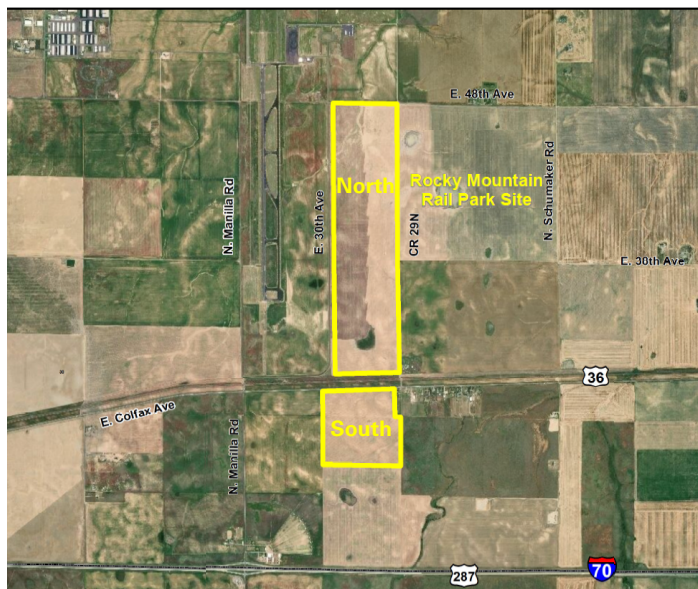


# ROCKY MOUNTAIN RAIL PARK

## ADAMS COUNTY, CO

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	Petterson Road and E. 48th Avenue
Owner	Rail Land Company
Size	~535 acres remaining (North: 470 acres and South: 65 acres) of ~620 acres originally certified
Zoning	PUD, light to heavy industrial
Asking Price	\$5 and up / square foot (depending on size, location and rail volume)
Highway Access	Adjacent to CO-36, <1 mile to CO-79, 2 miles to I-70, ~30 miles to I-25 via I-70
Air Access	Adjacent to Colorado Air & Space Port, ~18 miles to Denver International Airport
Rail Access	North site served by Union Pacific Railroad, Class 1 Rail Service South site has no rail access.

### UTILITY INFORMATION

Electric Power	Xcel Energy. 13.2 kV underground feeders along 56th and 64th Avenue, up to 3MW (subject to change). Planning for a new 12.2 acre substation is underway on site at SE corner of Tibet Street and 60th Ave.
Natural Gas	Colorado Natural Gas. 3" steel, 8" main distribution feed, >40 PSIG distribution pressure, upon demand.
Water	Rocky Mountain Rail Park Metro District. Plans for 8" - 12" water lines.
Sewer	Rocky Mountain Rail Park Metro District. Plans for 8" sewer lines.
Storm Water	Rocky Mountain Rail Park Metro District. Shared / Regional system.
Telecom/Fiber	Zayo Group. Two conduits of fiber available. 100MB to 100GB+.

ROCKY MOUNTAIN RAIL PARK

**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"/> <i>Pending Final</i>
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	
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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Deputy Director

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