

STAFFORD BUSINESS PARK AURORA, CO

INFORMATION SHEET

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	The confluence of I-70, E-470, Colfax Avenue, and Picadilly Road
Owner	Northpoint, Representative: Aaron Valdez - Cushman & Wakefield - aaron.valdez@cushwake.com
Size	~350 acres
Zoning	I-1
Asking Price	Negotiable, Build to Suit and Speculative Development
Highway Access	Slightly west, nearly adjacent to the E-470 tollway interchange at Colfax, Nearly adjacent to US 36. (which is also I-70 at this point)
Air Access	Denver International Airport 13 miles and about 18 minutes by current roads
Rail Access	No rail access.

UTILITY INFORMATION

Electric Power	Xcel Energy. 13.2 kV feeder line runs along the north side of the site. A 230kV transmission line is just north of the site along Smith Road.
Natural Gas	Xcel Energy. Approximately 3,000-7,000 CFH available from existing pipelines. 1 ¼" line in E Colfax in front of property; 2" line in E 6th Ave approximately 2,700' from the property.
Water	City of Aurora. 24" line on Colfax Avenue & 30" line on 6th Avenue.
Sewer	City of Aurora. 12" line on Colfax Avenue & 30" line on 6th Avenue.
Storm Water	City of Aurora. Sites design their storm water systems for the 2 year and 100 year event.
Telecom/Fiber	Comcast. Both Metro Lit and Long Haul fiber are adjacent. Zayo: Lit or Dark solutions run from 100 meg to 100G+; All of Comcast Business services will be available to all tenants. (Enterprise Metro E, Digital Phone and Analog, BVE , video, and internet services.

STAFFORD BUSINESS 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"/>
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"/>

Economic Development Contact:

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