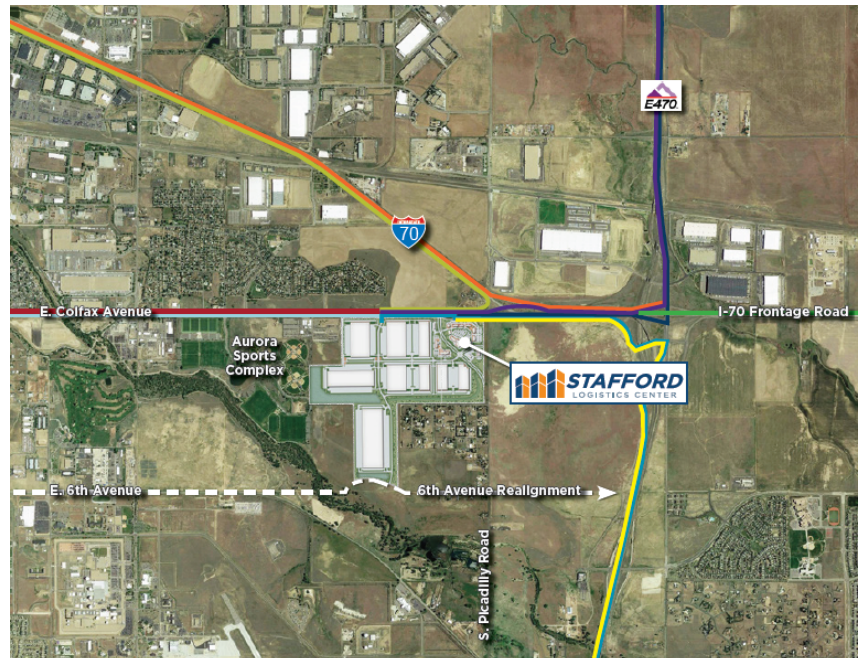
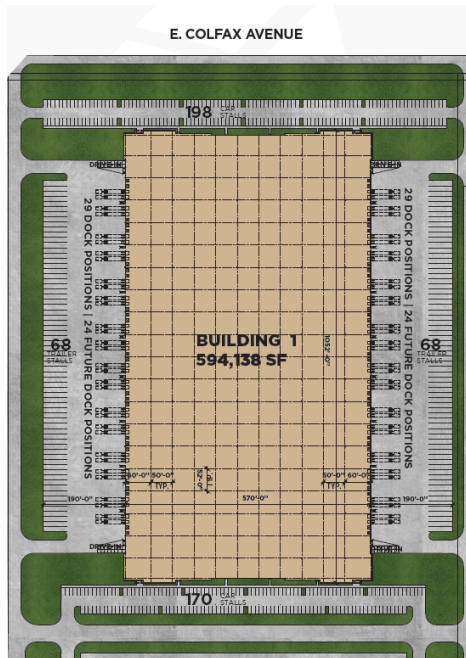


STAFFORD BUSINESS PARK - BUILDING 1

20500 EAST COLFAX AVENUE, AURORA, CO

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	20500 E. Colfax Avenue, Aurora, CO
Owner / Representative	Cushman & Wakefield, Aaron Valdez, Aaron.Valdez@cushwake.com, 303.819.7333
Size	594,138 square feet, Class A Industrial
Zoning	M-1
Asking Price	From \$5.45 / square feet, with negotiable lease terms
Highway Access	Adjacent to I-70 frontage road, 1 mile to I-70, 4.2 miles to I-225, 14 miles to I-25 via I-225
Air Access	15 miles to Denver International Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase, 13.2 kV, Overhead service on the north end of property. The service to the building will be underground, starting as radial until loop is complete.
Natural Gas	Xcel Energy. Proposed 6" IP on east border of Stafford Logistics Center Park.
Water	Aurora Water. 12" PVC water main loop.
Sewer	Aurora Water. 18" PVC sewer main.
Telecom/Fiber	Zayo Group. Lit or Dark solutions run from 100 meg to 100G+ Comcast. 35-1 GiG Downstream and 5-35 upstream Bandwidth for our Coax customers

STAFFORD BUSINESS PARK - BUILDING 1
20500 E. COLFAX AVENUE, AURORA, CO
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	<i>None</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	<i>Not required</i>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

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

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