

THE GRAINERY GREELEY, CO

READY SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	Between 11th Avenue, AA Street, O Street, and CR 37, Greeley, CO 80631
Owner	Tim McKenna, Greeley Land Fund
Size	102 acres
Zoning	PUD and areas of no zoning (Agriculture)
Asking Price	Industrial/Commercial users: \$8,886,240 or \$2 per SF
Highway Access	Adjacent to US 85. < 2 miles to Highway 392 via US 85. 18 miles west to I-25 via O Street and US 34. 30 miles east and south to I-76 via US 34 and CR 49, 50 miles north to I-80 via US 85.
Air Access	56 miles to Denver International Airport. 5.5 miles to Greeley-Weld County Airport.
Rail Access	Class 1 rail runs immediately through the site.
Preferred Industry	60 miles to BNSF rail terminal in Denver; 64 miles to the Union Pacific rail terminal in Denver.

UTILITY INFORMATION

Electric Power	Xcel Energy. Primary service – 12.47kV; Secondary service – 120V/240V/480V.
Natural Gas	Atmos Energy. 8" gas line serving the site, 80psig.
Water	City of Greeley. ~70' to property line. 16" looped water main. 2750 GMP per fire flow test, 50PSI.
Sewer	City of Greeley. 8" line, 400 GPM. Plant Design Capacity: 14.7 MGD Annual Average Flow Capacity: 16.0, Annual Average Flow: 7.67 MGD, Peak Monthly Flow: 8.5 MGD (June).
Storm Water	City of Greeley. Urban drainage for subdivision. Sub Regional Pond planned.
Telecom/Fiber	ZAYO Group - Fiber not to the site boundary, but nearby running along US 85.

THE GRAINERY

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	
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		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:

Name: Benjamin Snow, CEcD
Director

Address: City of Greeley
1100 10th Street
Suite 201
Greeley, CO 80631

Email:
Benjamin.Snow@greeleygov.com
P: 970.350.9384

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.

