

18901 E. 38th AVENUE, AURORA, CO

READY BUILDING BROCHURE

TOWER BUSINESS CENTER - BUILDING 2

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	18901 E. 38th Avenue, Aurora, CO
Owner / Representative	Megan Turner, United Properties
Size	133,848 square feet, Class A Industrial
Zoning	Zoned M-1
Asking Price	From \$6.50/sq, NNN, minimum 7 year lease
Highway Access	<1 mile from I-70, ~4 miles to E-470, ~15 miles to I-25, ~5 miles to Highway 30, 15 miles to US Hwy 36
Air Access	13 miles to Denver International Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. Underground, loop distribution, 3-phase, 750kVA Transformer 277/480
Natural Gas	Xcel Energy. 2" PE main that can delivery a meter pressure of up to 2 psig
Water	Aurora Water. 8" main line
Sewer	Aurora Water. 8" main line
Telecom/Fiber	ZAYO Group. 700' from network. A small lateral build would bring this building on net, any bandwidth speed needed can be provided once on net.

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:

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