

# 18901 E. 38th AVENUE, AURORA, CO

## TOWER BUSINESS CENTER - BUILDING 2

READY BUILDING BROCHURE

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"/>



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