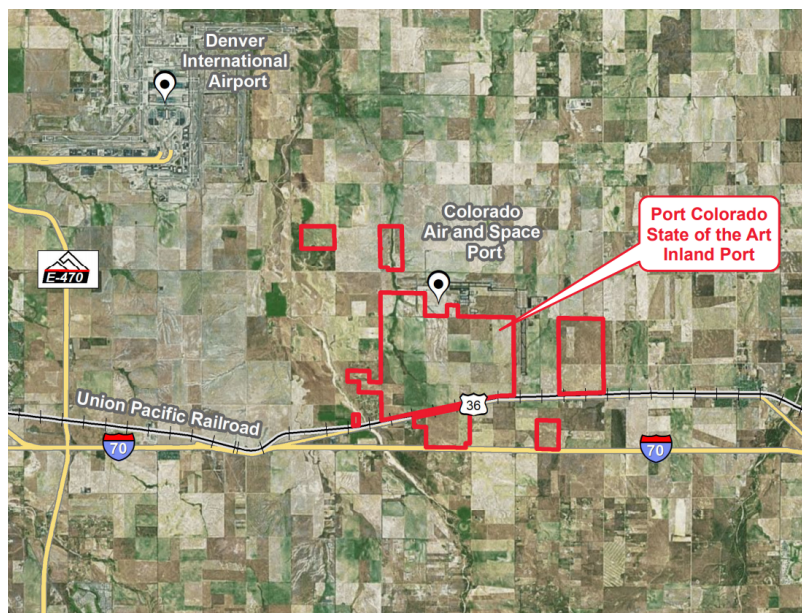
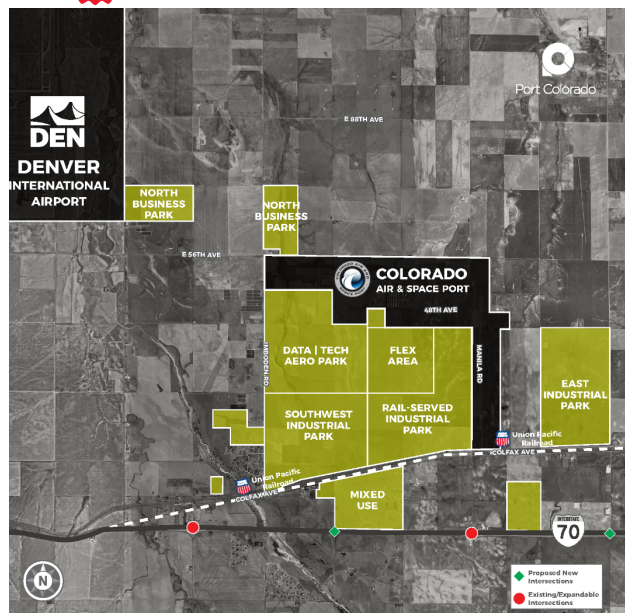


PORT COLORADO - STATE OF THE ART INLAND PORT

AURORA, CO

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	Manila Road (east), Imboden Road (west), 48th Avenue and Colorado Air and Space Port (north), Colfax Avenue (south), and a portion of land between I-70 & Colfax Avenue, Aurora, CO
Owner	WesternTransport, LLC
Size	~6,500 acres
Zoning	Mixed Use Industrial Park with both Light and Heavy Industrial Zoning
Asking Price	\$4 - \$8 / square foot, subject to size, location and use
Highway Access	Property is adjacent to I-70, ~8 miles to E-470, ~22 miles to I-25 in Denver, ~20 miles north to I-76, ~6.5 miles to US 40 interchange via State Highway 36 / Smith Road
Air Access	9 miles to Denver International Airport, adjacent to Colorado Air & Space Port
Rail Access	Union Pacific Rail Served Industrial Park Phase (1,154 acres) under development.

UTILITY INFORMATION

Electric Power	Xcel Energy. Transmission service at 230 kV is available adjacent to the site and capable of serving 100+ MW. Redundant transmission sources available approximately 2 miles to the west.
Natural Gas	To be provided by Colorado Natural Gas. 500' +/-, existing CNG steel gas main runs through south side of property on Colfax between Imboden and Manila.
Water	To be provided by Aurora Water. Water to be provided via existing City of Aurora system at Colorado Air & Space Port, onsite wells and storage, and planned connection to City of Aurora system.
Sewer	To be provided by Aurora Water. Initial phases to be served via an expandable wastewater treatment plant. Regional treatment facility to be constructed when appropriate for long term service.
Storm Water	To be provided by Aurora Water. Channels, storm drains, water quality and detention ponds will be constructed.
Telecom/Fiber	Zayo Group, Lumen, ESTech, Windstream AT&T, and Verizon.

PORT COLORADO - STATE OF THE ART INLAND PORT

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"/>

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"/>

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