## GENERAL SITE INFORMATION

<table>
<thead>
<tr>
<th>Location</th>
<th>North of 26th Ave, South of 38th Street, East of Picadilly Street, West of E-470</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>Majestic Realty Co., Michael Kapoor, 303.574.8903, <a href="mailto:MKapoor@majesticrealty.com">MKapoor@majesticrealty.com</a></td>
</tr>
<tr>
<td>Size</td>
<td>412 acres</td>
</tr>
<tr>
<td>Zoning</td>
<td>E-470 Light Industrial / Flex Office</td>
</tr>
<tr>
<td>Asking Price</td>
<td>Estimated $6.50+ per square foot</td>
</tr>
<tr>
<td>Highway Access</td>
<td>.10 miles to I-70, .96 miles to E-470, 4.89 miles to I-225, 5.5 miles to US-36, 2.52 miles to SH-30</td>
</tr>
<tr>
<td>Air Access</td>
<td>11.5 miles (13 minute drive) to Denver International Airport</td>
</tr>
<tr>
<td>Rail Access</td>
<td>No rail access</td>
</tr>
<tr>
<td>Preferred Industry</td>
<td>Industrial, Warehouse and Distribution</td>
</tr>
</tbody>
</table>

## UTILITY INFORMATION

<table>
<thead>
<tr>
<th>Electric Power</th>
<th>Xcel Energy. Feeder line one and two are 13.2 kV lines. Underground and overhead lines serve or are adjacent to the site. A 230kV transmission line runs along Smith Road on the southern boundary and through the lower section of Phase 1 and between Phases 1 and 2 along Picadilly.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Gas</td>
<td>Xcel Energy. 10&quot; IP main runs along Picadilly from 26th to 32nd. 10&quot; and 12&quot; HP main runs along Picadilly. The 12&quot; HP main also runs East/West just north of the railroad tracks (north of Smith Rd).</td>
</tr>
<tr>
<td>Water</td>
<td>Aurora Water. Water lines run throughout the park streets. Aurora has more than 156,000 acre feet of water storage.</td>
</tr>
<tr>
<td>Sewer</td>
<td>Aurora Water. Lines run throughout the park streets. Available capacity is 220 MGD within the regional Metro Wastewater Reclamation District.</td>
</tr>
<tr>
<td>Storm Water</td>
<td>Aurora Water. Service available in various locations in the Phase 1 and Phase 2 of the park.</td>
</tr>
<tr>
<td>Telecom/Fiber</td>
<td>Multiple providers can serve the site. Zayo has long haul dark and lit fiber serving the park along with metro dark fiber.</td>
</tr>
</tbody>
</table>
### SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

<table>
<thead>
<tr>
<th>Documentation Type</th>
<th>Required Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title Commitment</td>
<td>Yes</td>
</tr>
<tr>
<td>Archeological and Historic Use Assessments</td>
<td>Not required</td>
</tr>
<tr>
<td>Aerial Site Views and Maps</td>
<td>Yes</td>
</tr>
<tr>
<td>Park Covenants and Restrictions</td>
<td>Yes</td>
</tr>
<tr>
<td>Park Master Plan</td>
<td>Yes</td>
</tr>
<tr>
<td>Transportation Access Maps</td>
<td>Yes</td>
</tr>
<tr>
<td>Utility Service Maps</td>
<td>Yes</td>
</tr>
<tr>
<td>Geotechnical Study / Soil Survey</td>
<td>Yes</td>
</tr>
<tr>
<td>Site Dimensions and Configuration</td>
<td>Yes</td>
</tr>
<tr>
<td>FEMA Flood Plain Designation with map</td>
<td>Yes</td>
</tr>
<tr>
<td>Wetlands Delineation and Map</td>
<td>Yes</td>
</tr>
<tr>
<td>Air Attainment Status</td>
<td>Yes</td>
</tr>
<tr>
<td>Phase 1 Environmental Assessment</td>
<td>Yes</td>
</tr>
<tr>
<td>Endangered Species Assessment</td>
<td>Not required</td>
</tr>
</tbody>
</table>

### GENERAL COMMUNITY INFORMATION

<table>
<thead>
<tr>
<th>Information Type</th>
<th>Required Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Profile and Demographics</td>
<td>Yes</td>
</tr>
<tr>
<td>Letters of Support</td>
<td>Yes</td>
</tr>
<tr>
<td>State and Local Incentives Overview</td>
<td>Yes</td>
</tr>
<tr>
<td>Business and Industrial Support Services</td>
<td>Yes</td>
</tr>
</tbody>
</table>

*This property is located in an Opportunity Zone.*

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**Economic Development Contact:**

**Name:** Yuriy Gorlov  
Vice President

**Address:** Aurora Economic Development Council  
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**Xcel Energy Contact:**

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Senior Director, Corporate Economic Development

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Suite 800  
Denver, CO 80202

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P: 303.571.7180

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