

AVAILABLE PROPERTY

The property consists of approximately 357 total acres of which K D Y H X H. The area available for redevelopment encompasses the former manufacturing areas from which the structures have been removed. Foundations remain along with an 11,300 square foot warehouse.

PROPERTY ASSETS

- 11,300 square foot warehouse onsite
- Electricity provided by Xcel Energy
- Natural gas connection nearby
- Adjacent to new road built by Douglas County

ENVIRONMENTAL STATUS

The property is currently regulated by the Colorado Department of Public Health and Environment (CDPHE) under a closed Resource Conservation and Recovery Act (RCRA) permit. Site investigation and remediation activities have been completed for all identified areas on the property. Several areas have been closed with post closure monitoring and maintenance requirements and restrictions on the future use of these areas. The remaining areas have clean closures or have been closed with unrestricted use. Biennial groundwater monitoring is currently being conducted. A use restriction will be required for groundwater underlying the property. Post closure requirements and several closure reports are pending final CDPHE approval.

EOI PROCESS

The property owner has initiated an Expression of Interest (EOI) process to identify parties interested in the redevelopment of this former industrial property. The EOI is a multi-step process designed to identify experienced, financially sound, and capable developers, development teams, or end-users with a vision for an enduring and sustainable reuse of the property.

For information on the EOI process, call (888) 508-6710 or visit

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