

**XCEL ENERGY READY BUILDING**  
**JAG LOGISTICS CENTER – TRADE 3**  
**AURORA, COLORADO**



READY BUILDING DETAILS	
Location	6621 Powhatan Road, Aurora, Colorado
Owner	Dan Green 720-617-8901 dgreen@jagreen.com
Size	143,260 square feet; 113,100 square feet of warehouse space and 30,160 square feet mezzanine on 10 acres
Zoning	Airport District
Asking price	\$9-\$12/square foot Warehouse/Office Space \$13-\$18/ square foot Office Space only
Highway access	2.5 miles to E-470 7 miles to I-70
Air access	2.5 miles to Denver International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	3-phase underground radial 13.2 kV service
<b>Natural gas</b>	Xcel Energy	2" gas main line, no service pipe, 2 psig delivery maximum
<b>Water</b>	City of Aurora	8" water main
<b>Sewer</b>	City of Aurora	8" sewer main, new lift station on east side of Powhaton
<b>Storm water</b>	Metro District	Development will be a privately maintained system by Metro District
<b>Telecom/fiber</b>	Lumen CenturyLink	100 MB up to 100 GB+

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	Not required
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	✓
<b>Park master plan</b>		<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	✓
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>	✓	<b>Endangered species assessment</b>	Not required
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	Not required
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

## XCEL ENERGY CONTACT

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## ECONOMIC DEVELOPMENT ORGANIZATION

### Yuriy Gorlov

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