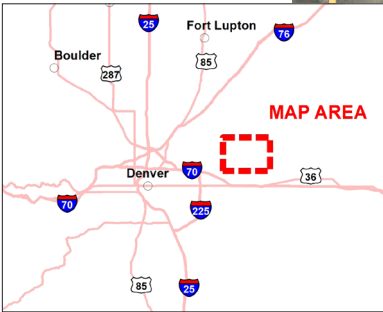


XCEL ENERGY READY BUILDING
JAG LOGISTICS CENTER – TRADE 4
AURORA, COLORADO



READY BUILDING DETAILS	
Location	6611 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

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

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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

XCEL ENERGY CONTACT

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