

XCEL ENERGY CERTIFIED SITE
JAG LOGISTICS CENTER EAST
AURORA, COLORADO



CERTIFIED SITE DETAILS	
Location	64th Avenue & 68th Avenue and Jackson Gap Road Aurora, Colorado
	This site is located in a federal Opportunity Zone
Owner	Green Industrial Development Group North LLC Green Industrial Development Group South LLC
Size	172 acres
Zoning	Airport Distribution (AD)
Asking price	\$4-\$6/square foot; developer pursuing build-to-suit for lease
Highway access	2.5 miles to E-470 7 miles to I-70 7 miles to I-225 9 miles to CO-30
Air access	Adjacent to Denver International Airport, .5 mile to cargo apron
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	Three 13.2 kV feeder lines Planning is underway for a new 12.2-acre substation at the southeast corner of Tibet Street and 60th Avenue
Natural gas	Xcel Energy	4" line IP feed in planning stages; 20 PSIG
Water	Aurora Water	Two 16" main lines; 80-100 PSIG
Sewer	Metro Wastewater Reclamation District	8" line to be served by lift station under construction
Storm water	Aurora Water	Shared detention basins for the development
Telecom/fiber	Lumen, Zayo Group	Zayo Group: Lit or Dark solution, 100 meg to 100G+

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	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

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