

# JAG LOGISTICS CENTER - TRADE I

READY BUILDING BROCHURE

26100 E. 68th AVENUE, AURORA, CO

CORPORATE ECONOMIC DEVELOPMENT



## GENERAL SITE INFORMATION

Location	26100 E. 68th Avenue, Aurora, Colorado
Owner/ Representative	Green Industrial Development Group LLC / JAGreen Development LLC
Size	30,000 square feet (mezzanine) remaining of 187,194 square feet (total size of the building)
Zoning	NEP-170
Asking Price	Estimated \$7 - \$10 / square foot, NNN, 5 - 10 year lease options available
Highway Access	~2.5 miles to E-470, ~7 miles to I-70
Air Access	Site is adjacent to Denver International Airport (~2.5 mile drive from DEN terminal; ~.5 miles from the cargo apron; ~1 mile from FedEx, UPS, and other cargo carriers at airport)
Rail Served	No rail access

## UTILITY INFORMATION

Electric Power	Xcel Energy. Potential for up to 7MW available to entire site between 3 different feeder lines / substations.
Natural Gas	Xcel Energy. 2" gas line.
Water	Aurora Water. 2" water main.
Sewer	Metro Wastewater Reclamation District. 6" sewer main.
Telecom/Fiber	Zayo Group. 100 MB up to 100GB+.

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**SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)**

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

**GENERAL COMMUNITY INFORMATION**

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



**Economic Development Contact:**

**Name:**

Yuriy Gorlov  
Vice President

**Address:**

Aurora Economic Development Council  
12510 E. Iliff Avenue, Suite 115  
Aurora, CO 80014

**Email:**

Gorlov@auroraedc.com  
P: 303.755.2223

**Xcel Energy Contact:**

**Name:**

Stephanie Henley  
Manager  
Corporate Economic Development

**Address:**

Xcel Energy  
1800 Larimer Street, Suite 800  
Denver, CO 80202

**Email:**

Stephanie.Henley@xcelenergy.com  
P: 303.294.2805

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