

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	57,000 square feet remaining (27,000 sf of warehouse, 30,000 square feet of mezzanine level) of original building size of 187,194 square feet
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"/>



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