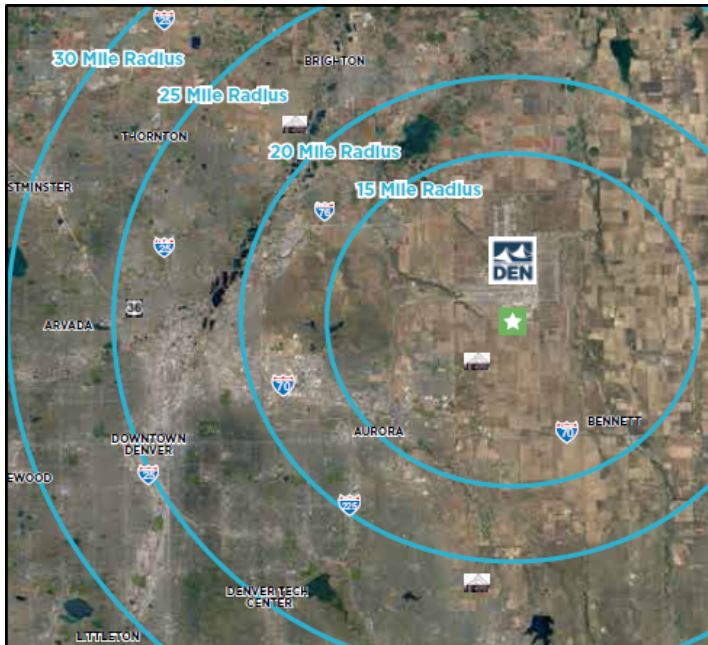


# JAG LOGISTICS CENTER - TRADE II

## 26120 E. 68th AVENUE, AURORA, CO

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



### PROPERTY FEATURES

- + Balconies with Mountain Views
- + Elevators to Mezzanine Level
- + On-Site Management

### GENERAL SITE INFORMATION

Location	26120 E. 68th Avenue, Aurora, Colorado
Owner/ Representative	Green Industrial Development Group LLC / JAGreen Development LLC
Size	164,000 square feet remaining of 188,760 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 Waste Water Reclamation District. 6" sewer main.
Telecom/Fiber	Zayo Group. 100 MB up to 100GB+.

**JAG LOGISTICS CENTER - TRADE 2**  
**26120 E. 68th AVENUE, Aurora**

**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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