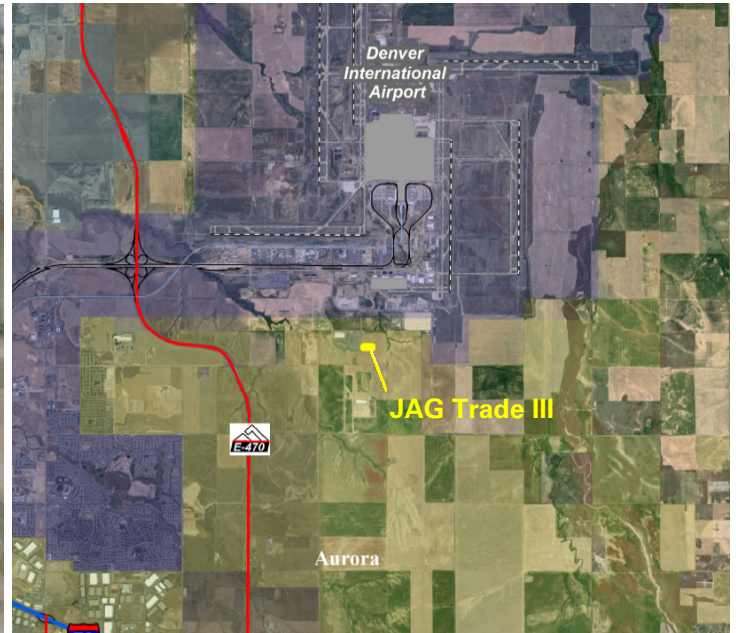


JAG LOGISTICS CENTER - TRADE III

26140 E. 68th AVENUE, AURORA, CO

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	26140 E. 68th Avenue, Aurora, Colorado
Owner/ Representative	Green Industrial Development Group LLC / JAGreen Development LLC
Size	142,599 square feet; 112,491 square feet on main level with 30,108 square feet mezzanine
Zoning	AD - Airport Distribution
Asking Price	Lease only option, \$7 to \$9 per square foot, NNN
Highway Access	~2.5 miles east of E-470 toll road interchange. ~7 miles south to the I-70 Interchange via E-470
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. 3-phase underground radial 13.2 kV service.
Natural Gas	Xcel Energy. 2" gas main line, no service pipe, 2 psig delivery max.
Water	Aurora Water. 8" water main.
Sewer	Metro Waste Water Reclamation District. 8" sewer main, new lift station on east side of Powhattan
Telecom/Fiber	Zayo Group. 100 MB up to 100GB+.

JAG LOGISTICS CENTER - TRADE III
26140 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	<input checked="" type="checkbox"/>
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:

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