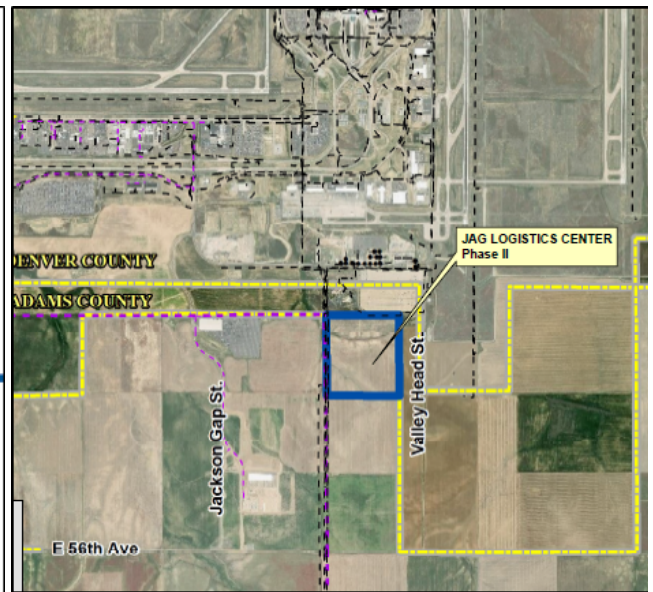


# JAG LOGISTICS CENTER AURORA, CO

INFORMATION SHEET

## CORPORATE ECONOMIC DEVELOPMENT



### GENERAL SITE INFORMATION

Location	64th and 68th Avenue / Jackson Gap Road, Aurora, CO
Owner	Green Industrial Development North Group LLC and Green Industrial Development Group South LLC
Size	172 Acres
Zoning	NEP-170, Allows for all industrial and commercial uses, including outside storage.
Preferred Industry	Logistics
Asking Price	\$3.50 per square foot. Developer is pursuing buildings for lease.
Highway Access	~2.5 miles east of E-470 toll road interchange. ~7 miles south to the I-70 Interchange via E-470, ~9 miles south to US Highway 30.
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 Access	No rail access.

### UTILITY INFORMATION

Electric Power	Xcel Energy. Tower Feeder line has 1.5MW available, 0.5 miles away, Imboden Feeder line has up to 5MW available, 5 miles away, Picadilly Feeder line has up to 10 MW, 2 miles away.
Natural Gas	Xcel Energy. 2" main, 2 psig metering pressure max, line under construction between 64th and 68th Avenue along Powhattan.
Water	Aurora Water. 8" water line, fed by a 12" and 16", on site.
Sewer	Aurora Water. 12" line connected to an 18" line, lift station under construction on site.
Storm Water	Aurora Water. Shared detention basins for the development.
Telecom/Fiber	CenturyLink nearby with dark fiber. Zayo Group. 1700' from network. Fiber, underground assets. Unlimited bandwidth available.

## JAG LOGISTIC CENTER

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

**\* This property is located in an Opportunity Zone.**

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