

# JAG LOGISTICS CENTER EAST AURORA, CO

CERTIFIED SITE BROCHURE

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	AD, Airport Distribution
Asking Price	\$4 - \$6 / square foot - Developer is pursuing build to suit 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. Three 13.2 kV feeder lines. Planning for a new 12.2 acre substation is underway at SE corner of Tibet Street and 60th Avenue.
Natural Gas	Xcel Energy. 4" line IP feed in planning stages, 20 PSIG.
Water	Aurora Water. Two 16" water main lines, ~80 - 100 PSI.
Sewer	Metro Wastewater Reclamation. 8" sewer line to be served by lift station under construction.
Storm Water	Aurora Water. Shared detention basins for the development.
Telecom/Fiber	Lumen and Zayo Group.

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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	<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.**

**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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