

JAG

LOGISTICS
CENTER @ DEN

CUSHMAN &
WAKEFIELD



4 MINUTES TO E-470

PENA BLVD

4 MINUTES TO DEN

ACCESS POINT

±7,800 SF AVAILABLE

±36,010 SF AVAILABLE

± 64,220 SF AVAILABLE

±80,210 SF AVAILABLE

DELIVERY EXPECTED 2025

DELIVERY EXPECTED 2025

8.4 ACRES - EXCESS YARD/
UP TO 270 TRAILER STALLS

JAG BUILD-TO-SUITS

THE CLOSEST LOGISTICS CENTER TO DENVER INTERNATIONAL AIRPORT

Newly Constructed Cross-Dock Warehouses
and Build-to-Suits Available for Lease

SCAN OR CLICK HERE TO SEE OUR VIDEO

www.jagreenden.com



PUT THE WORLD WITHIN REACH

JAG Logistics Center is one of the most strategically located business parks in Colorado. Located immediately south of Denver International Airport (DEN), the third busiest airport in the world, JAG Logistics provides the **closest and most direct access** to the airport cargo tarmac of any current or future business park in the area.

Encompassing approximately 260 acres of commercial and industrial zoned land, JAG Logistics Center @ DEN is developed, owned, and managed by **JAGreen** (JAG), a family owned and operated business with extensive expertise in airport-adjacent development.

JAG EAST FUTURE BUILD-TO-SUIT



OPPORTUNITY HIGHLIGHTS

- Able to accommodate $\pm 3,900 - 1,000,000+$ SF
- Build-to-suits on-site ranging from 5 - 117 acres
- Cross-dock buildings
- Outside storage available
- Onsite trailer parking
- Mezzanine offices with views of DEN and Front Range Mountains
- Located in an Opportunity Zone / Enterprise Zone / Foreign Trade Zone
- Efficient column-free warehouse design
- Onsite management and maintenance staff
- Airport District (AD) zoning - allows for all industrial & commercial uses, including outside storage
- Turn-key delivery for tenant improvements

**ONE DOCK DOOR FOR
EVERY $\pm 1,000$ SF
LEASED**

**COLUMN-FREE
BUILDINGS
DIVISIBLE FROM
 $\pm 3,900 - \pm 200,000$ SF**



EXCEPTIONAL VALUE FOR YOUR OFFICE & DISTRIBUTION FACILITIES



Available office space
±1,000 - ±30,000 SF



Parking ratio up to
4.0: 1,000 SF



Sweeping views



Gigabit internet
speeds



Quick tenant
build-outs



Fully customizable
packages to suit tenant's
specific needs

WINDOWS

- Outdoor & indoor mezzanine windows
- Ample light
- Beautiful views of the Rocky Mountains & Denver
- Spacious private balconies
- Window capability on 1st floor

ROOF SYSTEM

- TPO roof
- Skylights

STANDARD PACKAGE

- Virtually unlimited office space availability with mezzanine space
- 5+ year lease term
- Build-out included
- Owner, developer, manager, general contractor will provide white-glove turn-key office to tenant specifications

DOCK DOORS

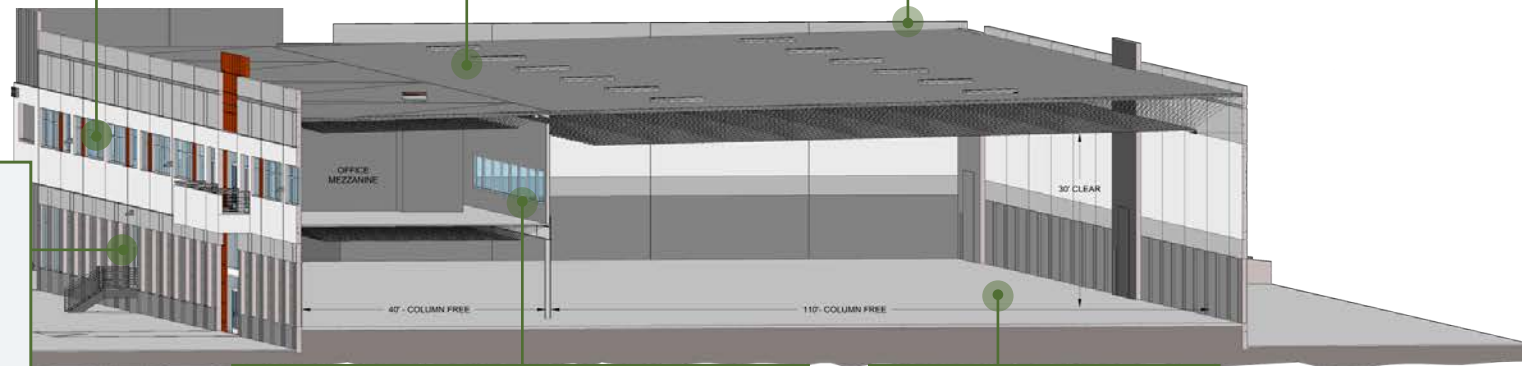
- Approx. 1 door for every ±1,000 SF
- 9' x 10' dock doors
- 12' x 14' drive-in doors
- Insulated dock doors with windows
- Flexible design, allows cross dock or rear load operations
- Oversized doors available
- Dock equipment available

MEZZANINE SPACE

- Highly efficient mezzanine space
- Ample natural light
- Windows facing Denver, Rocky Mountains, & warehouse space
- Balcony access

WAREHOUSE SPACE

- Up to 20% more efficient warehouse space due to its column-free design
- Efficient LED lighting
- ESFR sprinkler system
- 6" reinforced concrete slab
- 30' clear height

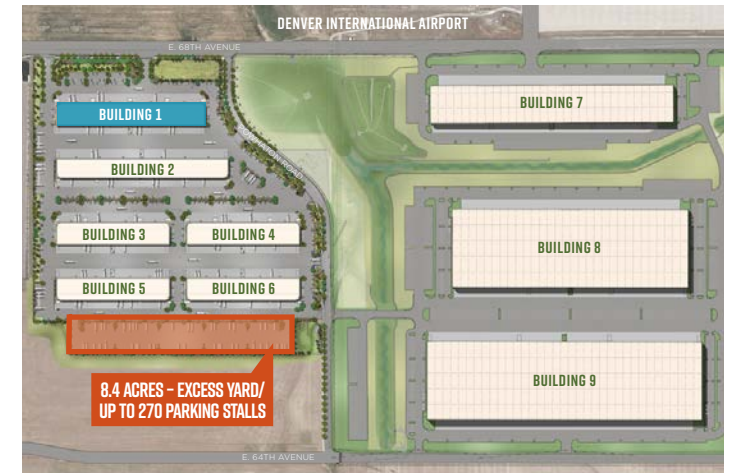


BUILDING 1 AVAILABILITY

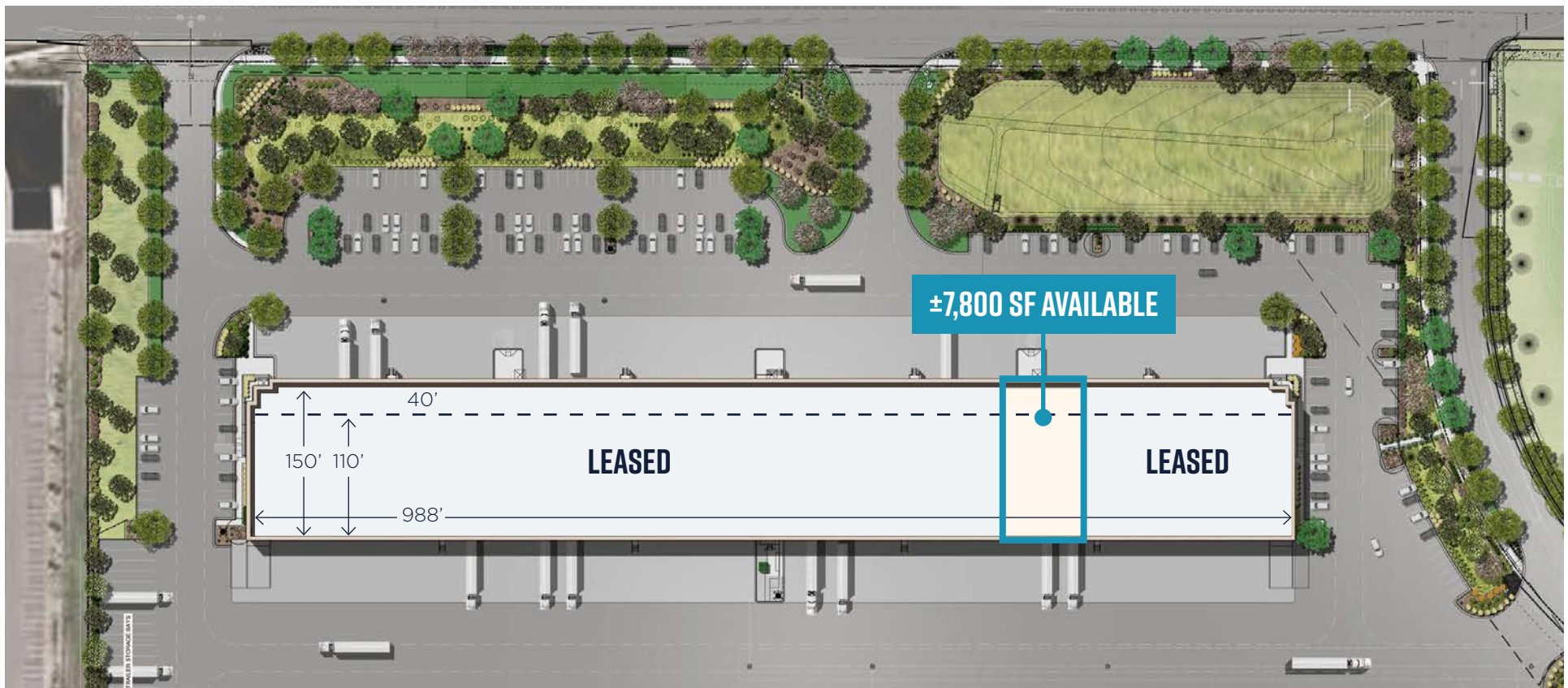
±7,800 SF available now for lease

FEATURES

- Move-in ready
- 30' ceiling height
- ±1,200 SF existing office
- Total power available: 3,000 Amps, 3-Phase power, 480V
- Loading: 5 dock-high doors and 1 drive-in door (ramped)
- Dock door bumpers and 3 EOD levelers



WAREHOUSE



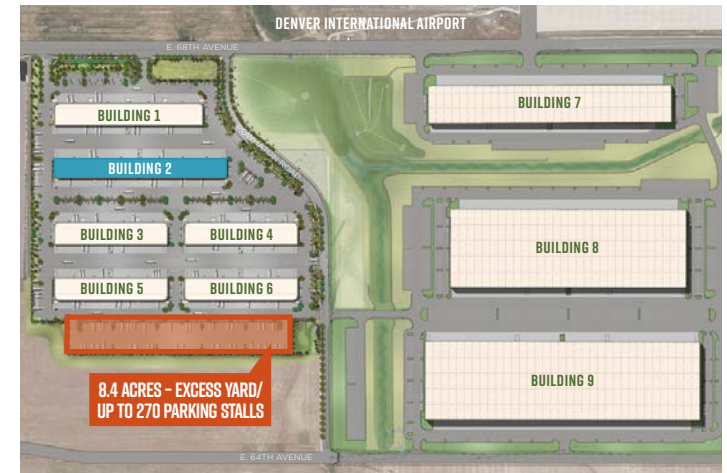
26100 E. 68th Ave., Aurora, CO 80019

BUILDING 2 AVAILABILITY

±36,010 SF available now for lease

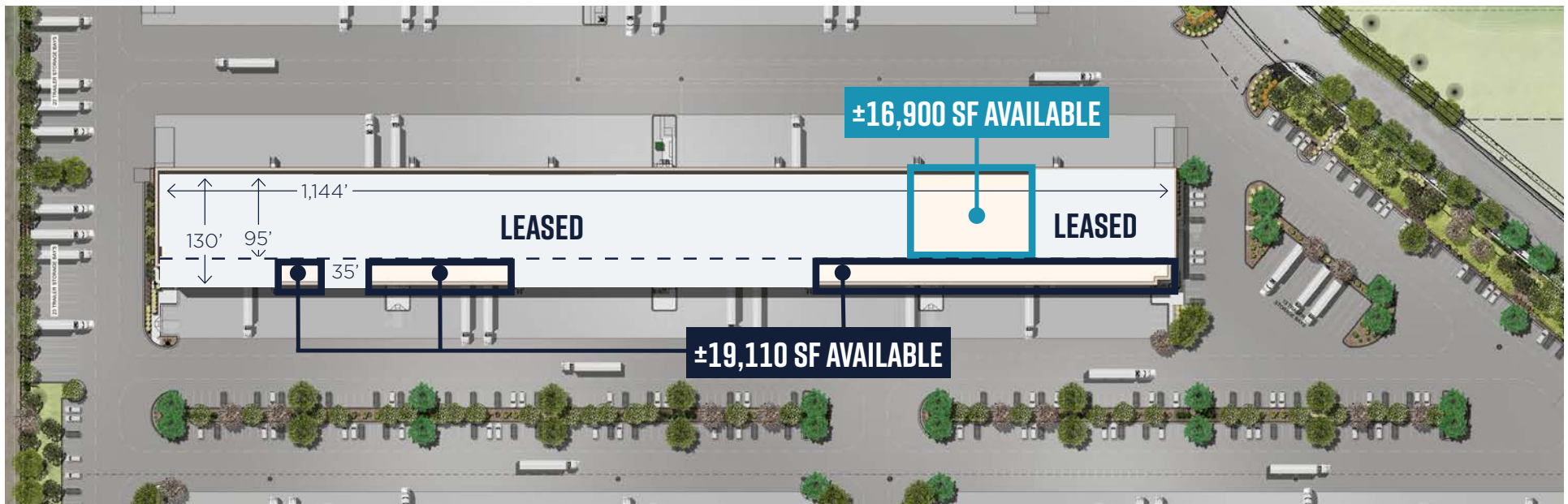
FEATURES

- Available warehouse: ±16,900 SF
- Available mezzanine office: ±19,110 SF
- Loading: 2 oversized drive-in doors and 32 dock-high doors
- 30' ceiling height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE

MEZZANINE OFFICE



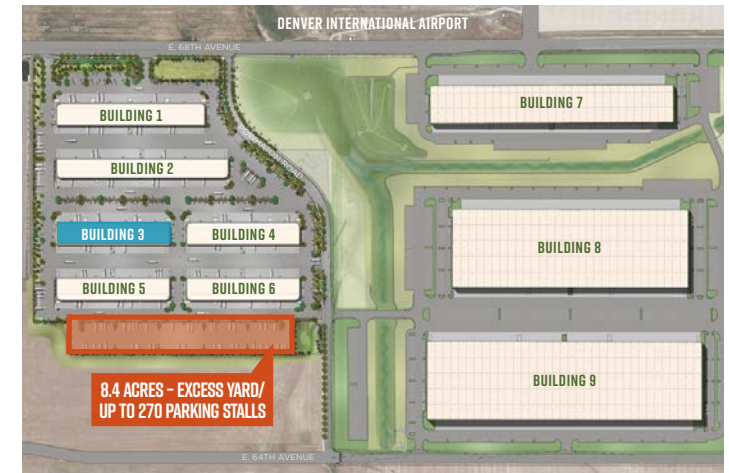
26120 E. 68th Ave., Aurora, CO 80019

BUILDING 3 AVAILABILITY

±80,210 SF available now for lease

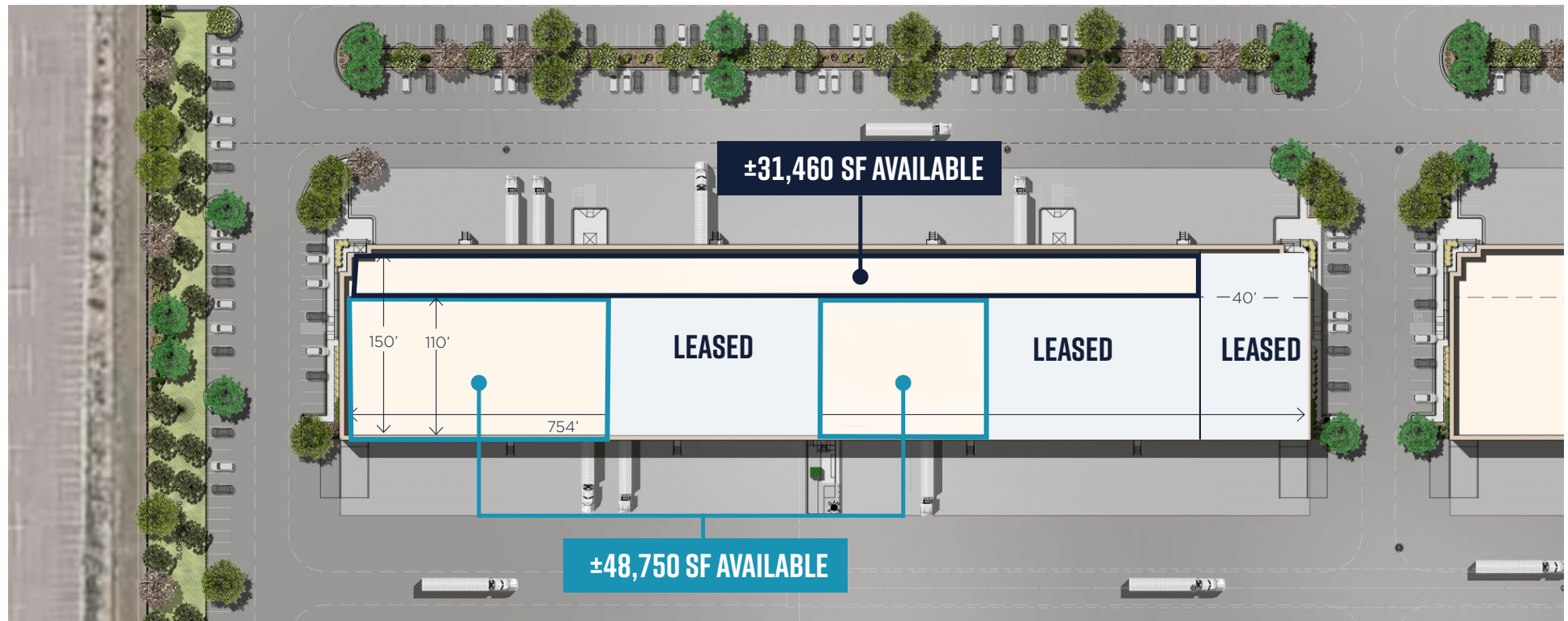
FEATURES

- Available warehouse: ±48,750 SF
- Available mezzanine office: ±31,460 SF
- Loading: 34 dock-high doors and 3 drive-in doors
- 30' ceiling height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE

MEZZANINE OFFICE

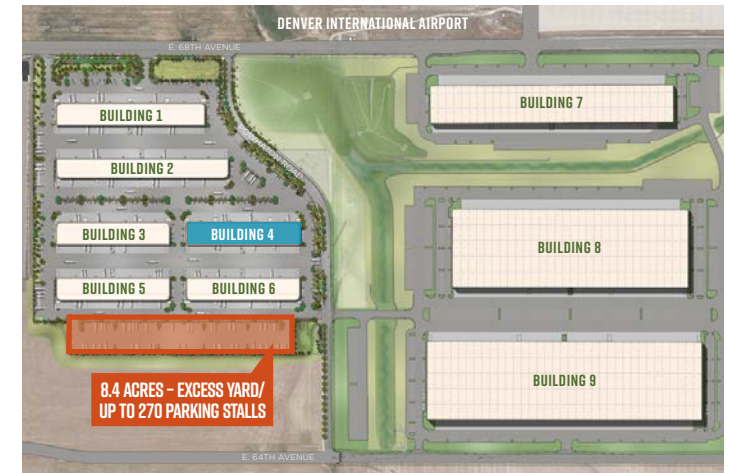


BUILDING 4 AVAILABILITY

±64,220 SF available now for lease

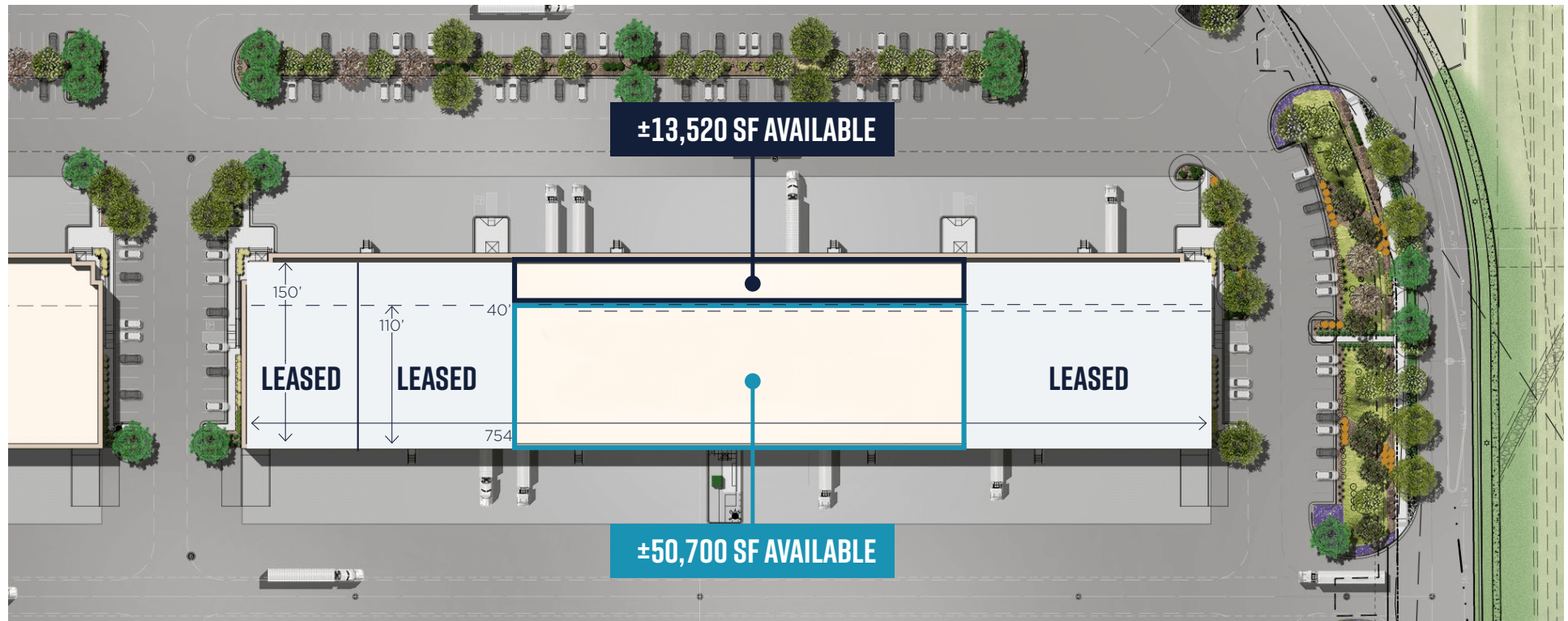
FEATURES

- Available warehouse: ±50,700 SF (divisible to ±3,900 SF)
- Available mezzanine office: ±13,520 SF
- Loading: 50 dock-high doors and 3 drive-in doors
- 30' ceiling height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE

MEZZANINE OFFICE

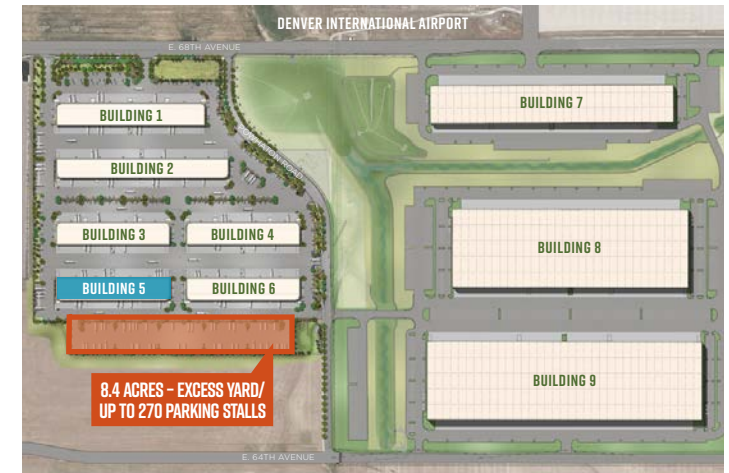


BUILDING 5 AVAILABILITY

±143,260 SF | construction anticipated to begin 2024

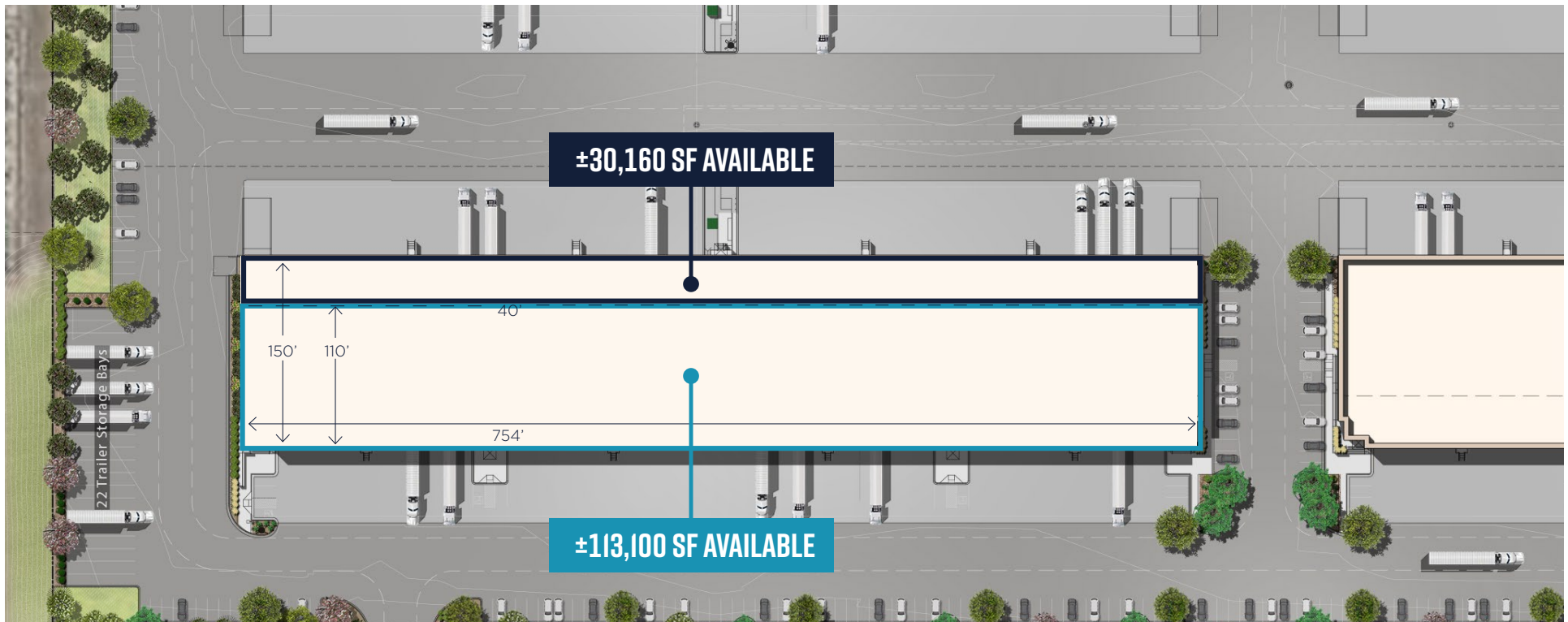
FEATURES

- Available warehouse: ±113,100 SF (divisible to ±3,900 SF)
- Available mezzanine office: ±30,160 SF
- Loading: 90 dock-high doors and 6 drive-in doors
- 30' ceiling height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE

MEZZANINE OFFICE

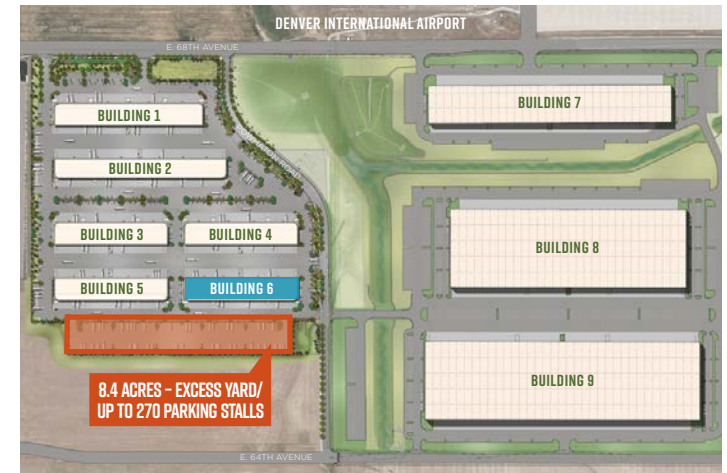


BUILDING 6 AVAILABILITY

±143,260 SF | construction anticipated to begin 2025

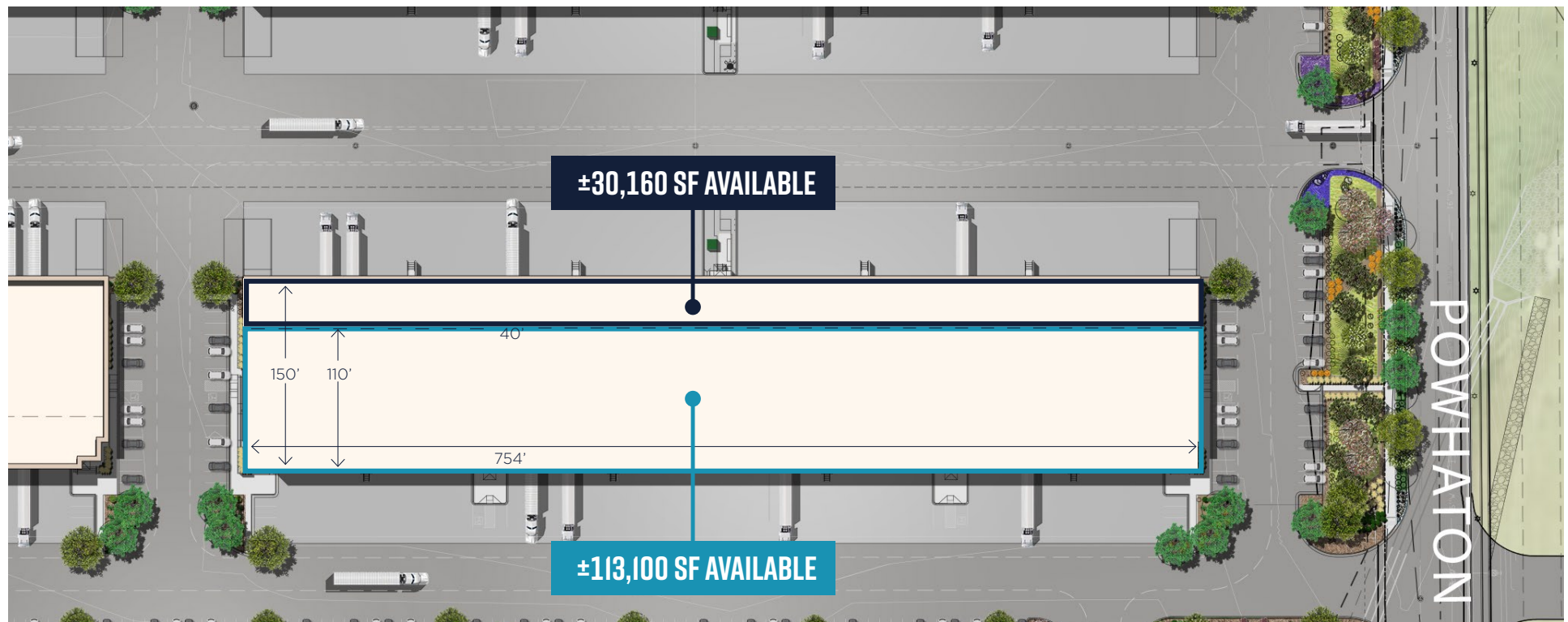
FEATURES

- Available warehouse: ±113,100 SF (divisible to ±3,900 SF)
- Available mezzanine office: ±30,160 SF
- Loading: 90 dock-high doors and 6 drive-in doors
- 30' ceiling height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE

MEZZANINE OFFICE



6621 Powhaton Rd., Aurora, CO 80019

BUILD-TO-SUIT

A build-to-suit is the ultimate way to combine a strong corporate image with the most efficient and effective layout to optimize your company's operations. JAG Logistics Center @ DEN offers the ability to quickly develop a customized building ranging from 5,000-1,500,000+ SF.

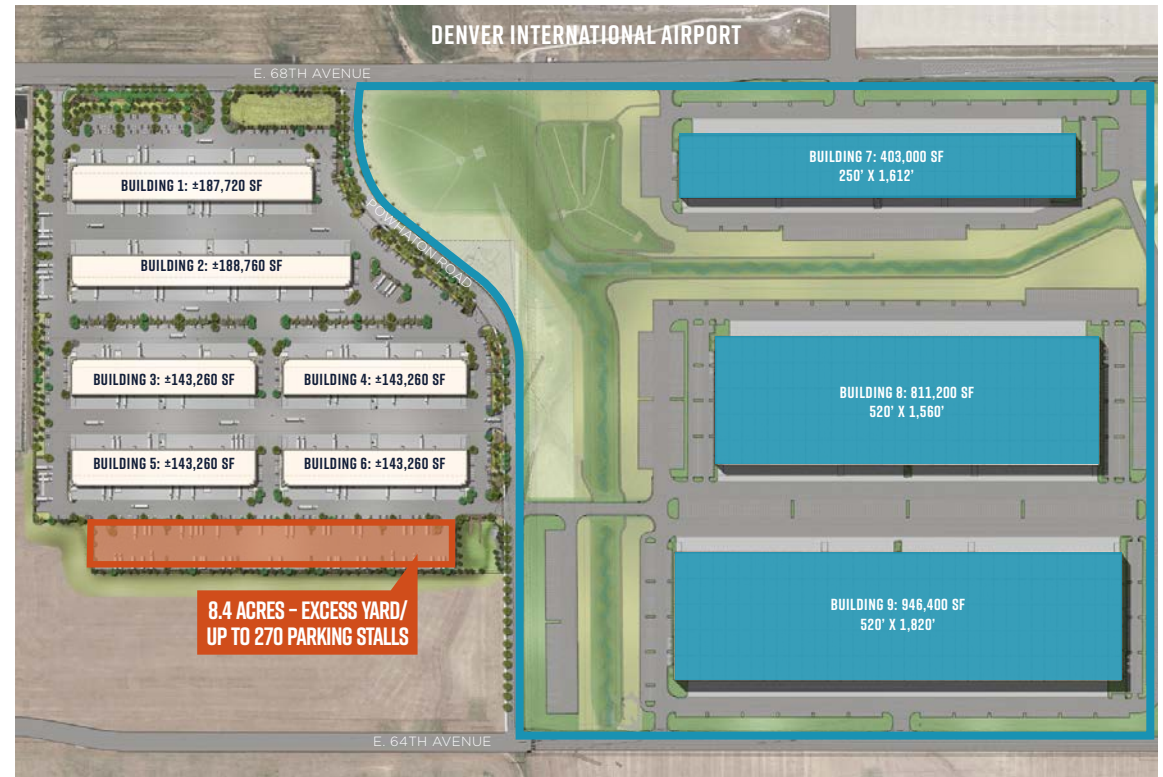
JAGreen has received a grading permit and master plan approval from the City of Aurora and can deliver build-to-suit buildings within 10-12 months of a signed agreement. JAGreen acts as its own general contractor and property manager, dramatically reducing the delivery time and construction costs for tenant occupancy.

The City of Aurora has approved the master site plan shown to the right. This approved build-to-suit plan can be easily amended for more specific requirements.

SPECIFICATIONS

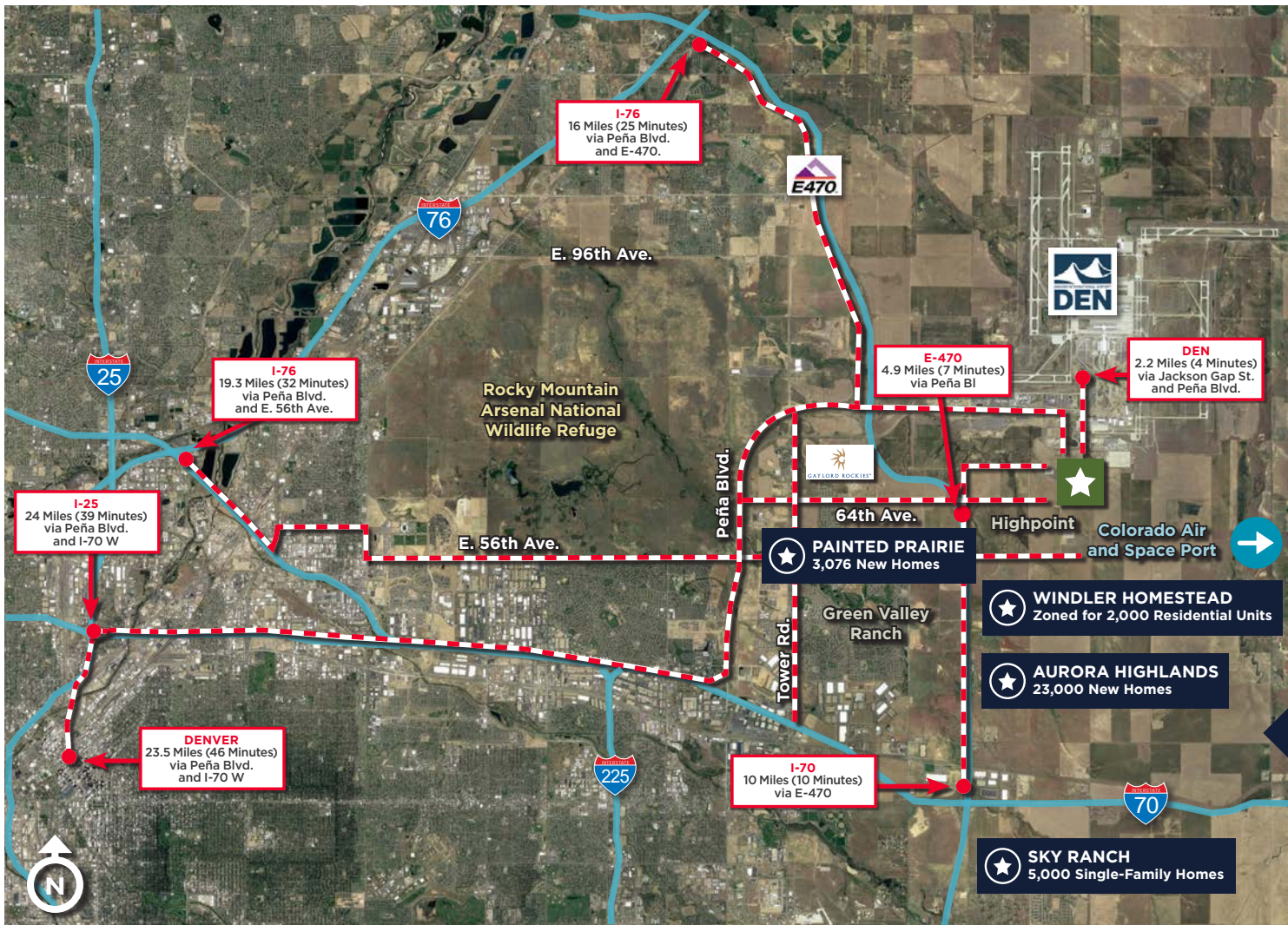
- Up to 1.5 million SF/up to 117 acres available
- Flexible zoning and building designs
- Expedited approval process
- Estimated 10-12 months delivery

SAMPLE BUILD-TO-SUIT SITE PLAN



ACCESS & DEMOGRAPHICS

What makes JAG Logistics Center so advantageous for business? It's all about the location. With easy access to Denver International Airport, major highways, and an abundant labor force, JAG Logistics gives tenants maximum accessibility and exposure.



LABOR DEMOGRAPHICS

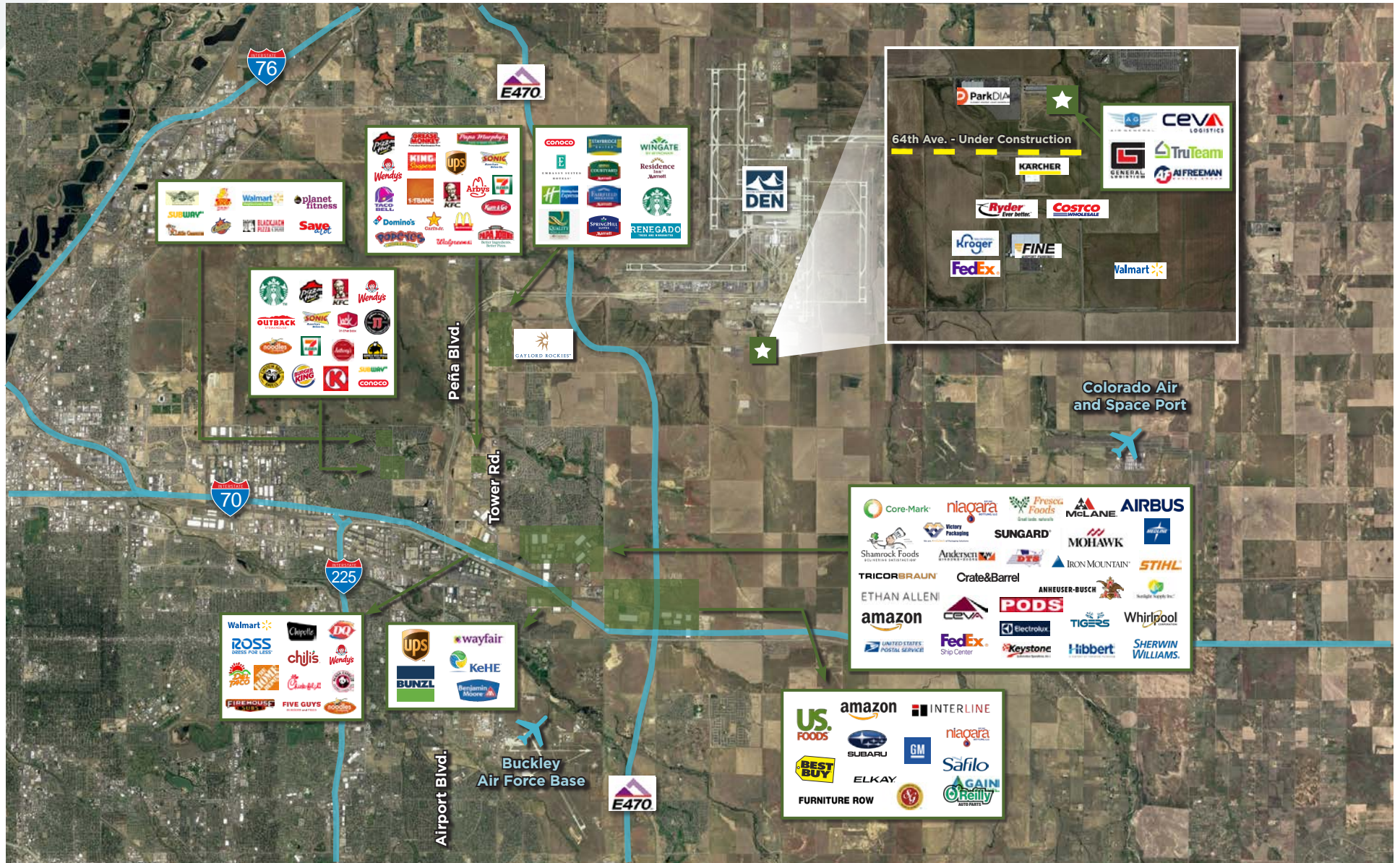
10 MILES

Population: 154,590
Households: 47,804
Median Age: 30.8
Median HHI: \$62,552
Average HHI: \$77,093

20 MILES

Population: 1,624,285
Households: 639,663
Median Age: 34.9
Median HHI: \$65,712
Average HHI: \$90,139

ABUNDANT AMENITIES





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