

# JAG

LOGISTICS  
CENTER @ DEN



4 MINUTES TO E-470

PENA BLVD

4 MINUTES TO DEN

ACCESS POINT

±7,800 SF AVAILABLE

±26,000 SF AVAILABLE

ACCESS POINT

E 68TH AVE

ACCESS POINT

VALLEY HEAD ST

ROBERTSON RD

±100,100 SF AVAILABLE

±143,260 SF AVAILABLE

8.4 ACRES - EXCESS YARD/  
UP TO 270 TRAILER STALLS

ACCESS POINT

E 64TH AVE

POW-HATION RD

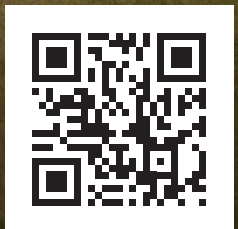
JAG BUILD-TO-SUITS

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](http://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.



# 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
- NEP-170 (Airport District) 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

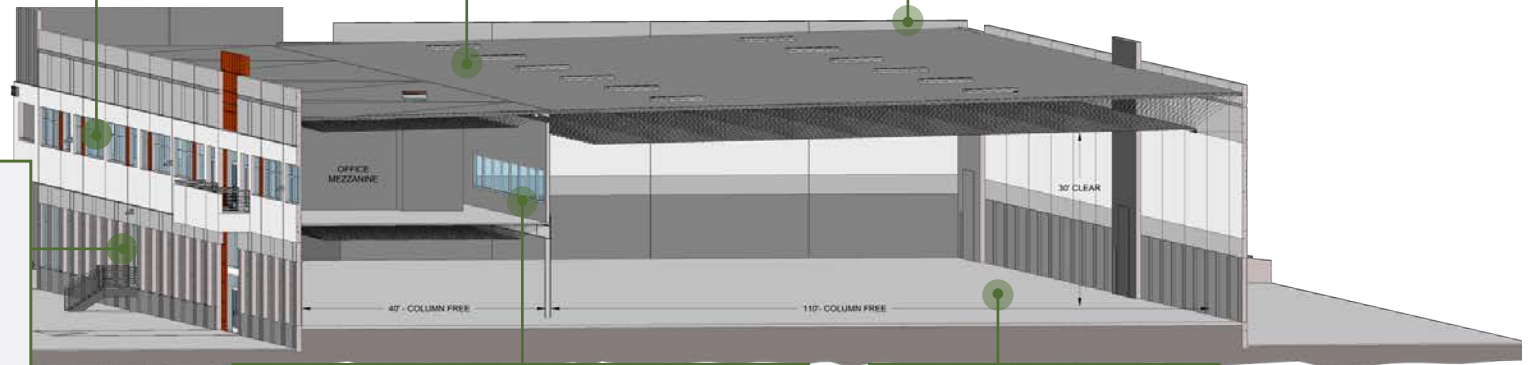
- TPO roof
- Skylights

## 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

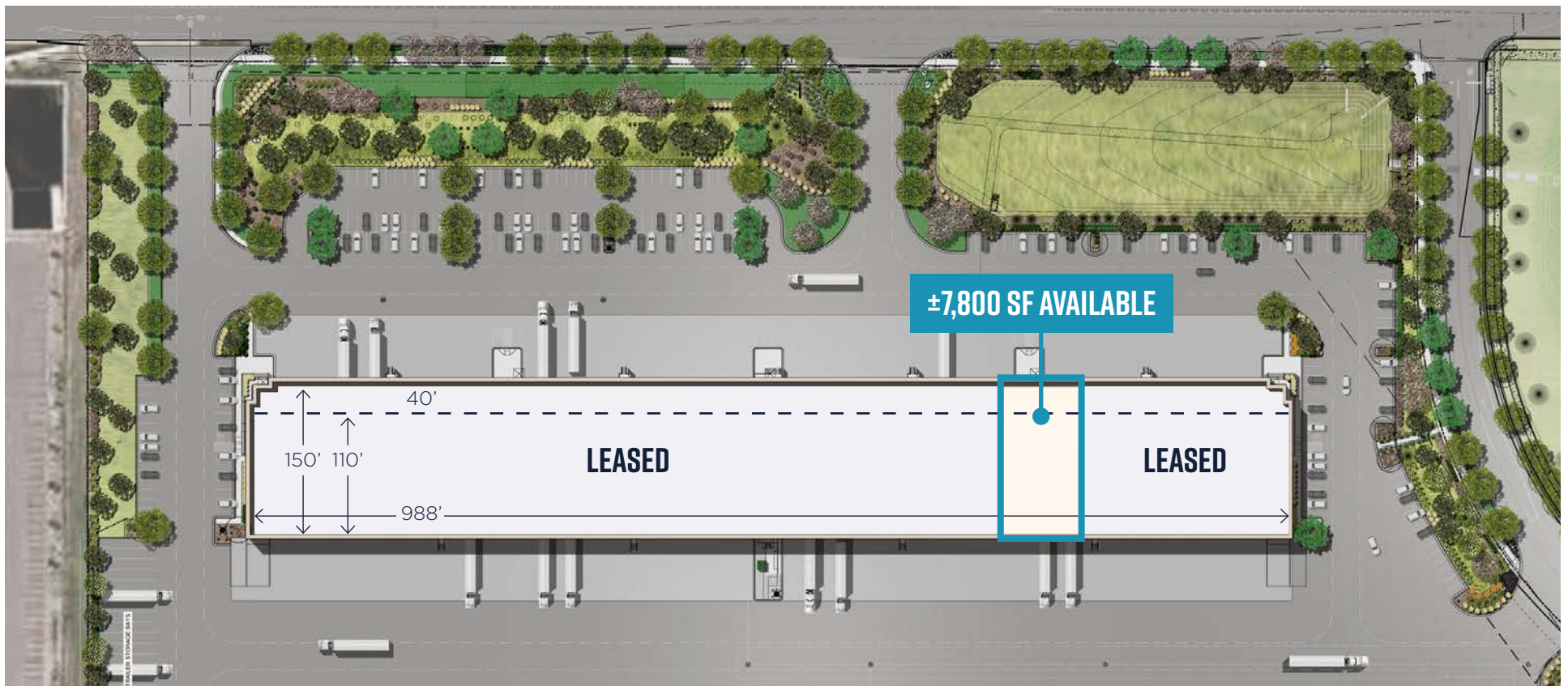
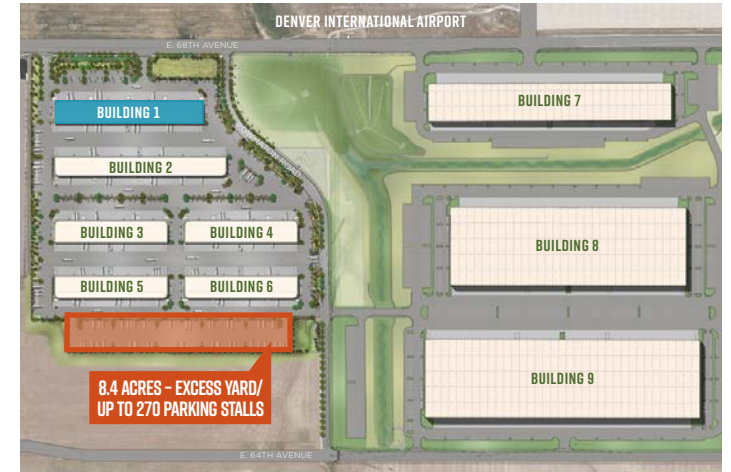
- Up to 20% more efficient warehouse space due to its column-free design
- Efficient LED lighting
- ESFR sprinkler system
- 6" reinforced concrete slab
- 30' clear height

# BUILDING 1 AVAILABILITY

±7,800 SF available now for lease

## FEATURES

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



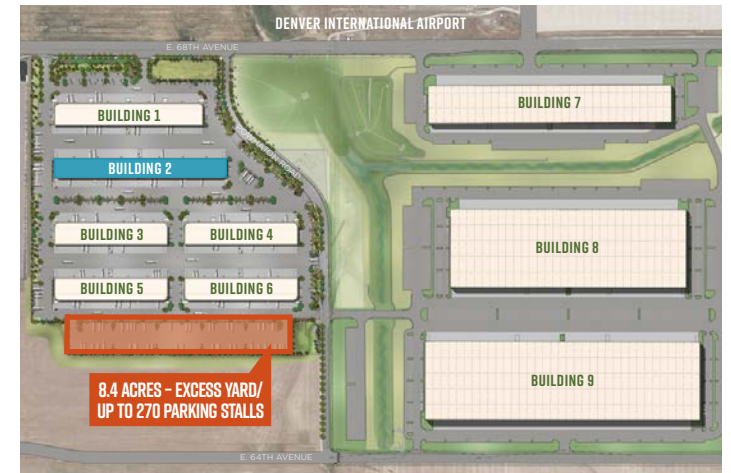
26100 E. 68th Ave., Aurora, CO 80019

# BUILDING 2 AVAILABILITY

±26,000 SF available now for lease

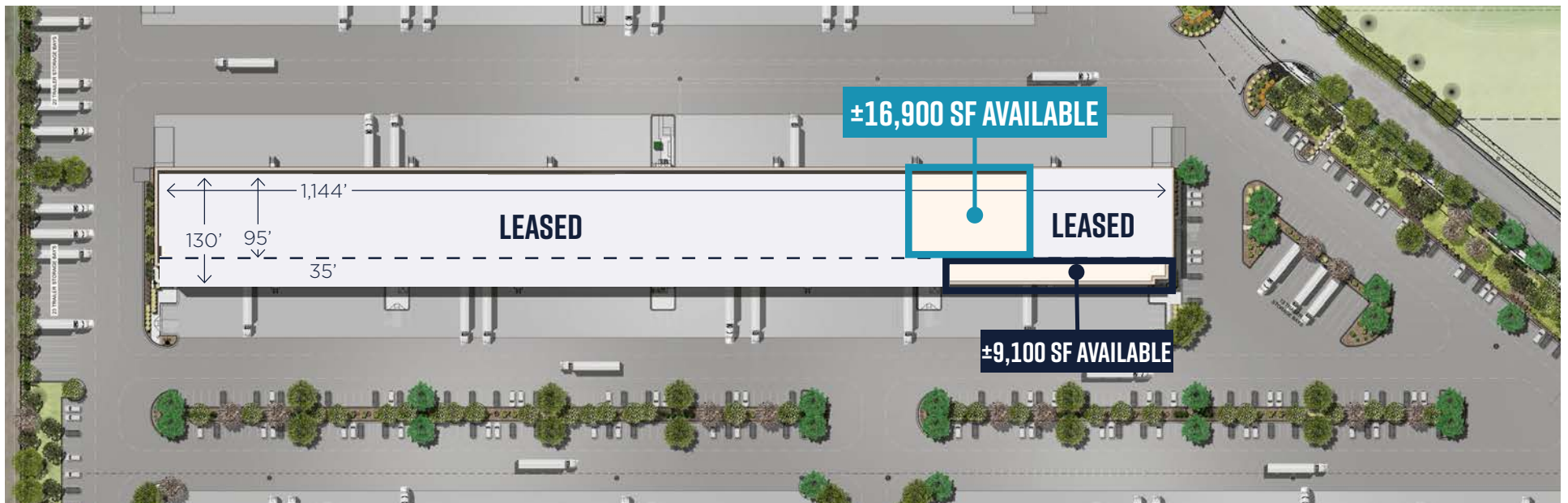
## FEATURES

- Available warehouse: ±16,900 SF
- Available mezzanine office: ±9,100 SF
- Loading: 2 oversized drive-in doors and 32 dock-high doors
- 30' ceiling height
- Ample trailer and auto parking available



WAREHOUSE

MEZZANINE OFFICE



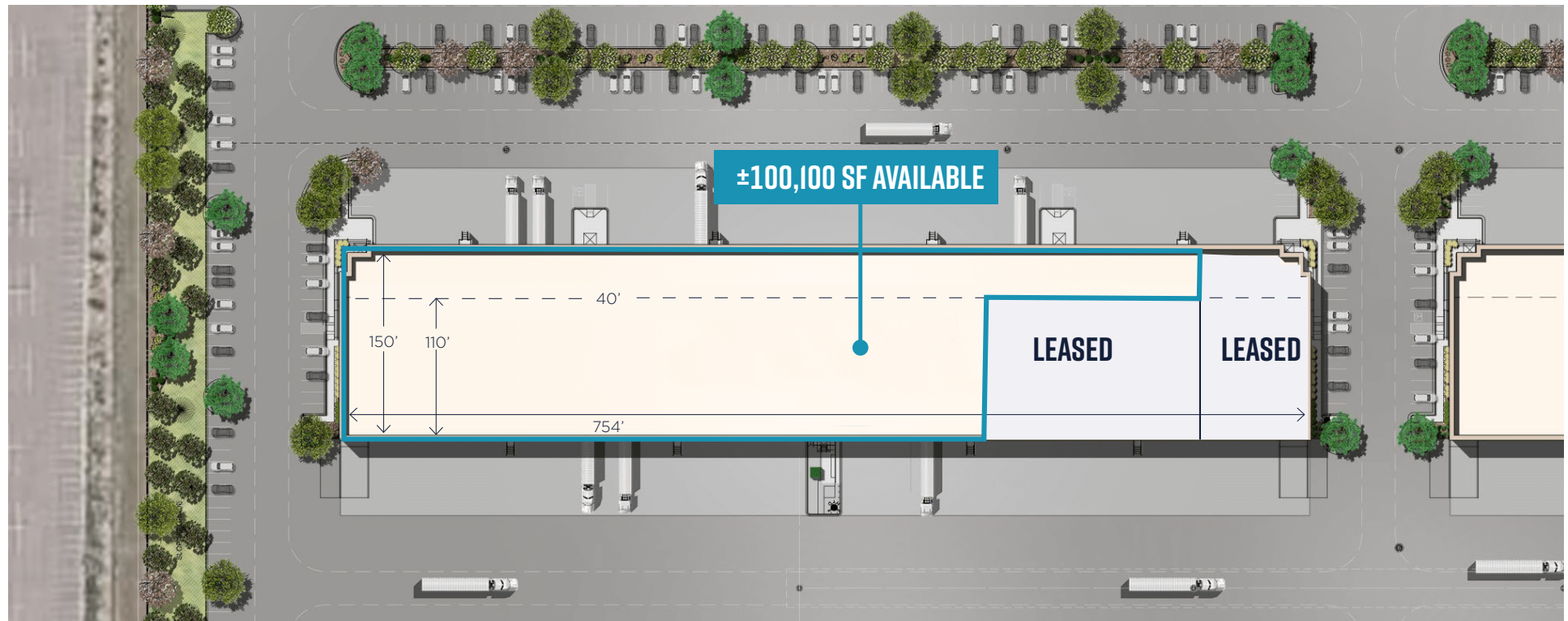
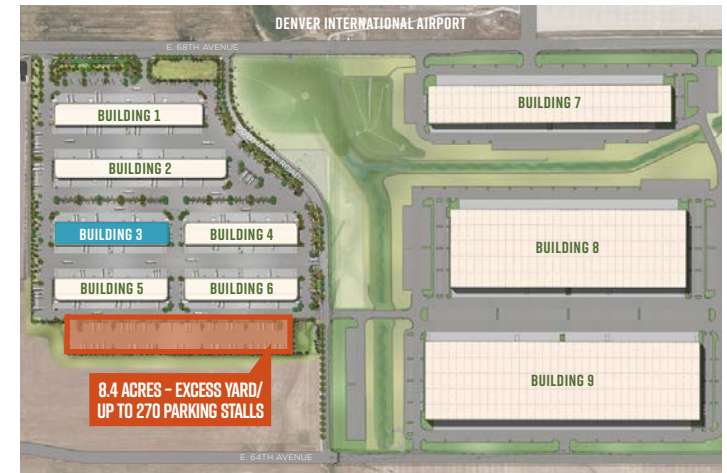
26120 E. 68th Ave., Aurora, CO 80019

# BUILDING 3 AVAILABILITY

±100,100 SF available now for lease

## FEATURES

- Available warehouse: ±74,100 SF
- Available mezzanine office: ±26,000 SF
- Loading: 90 dock-high doors and 6 drive-in doors
- 30' ceiling height
- Ample trailer and auto parking available

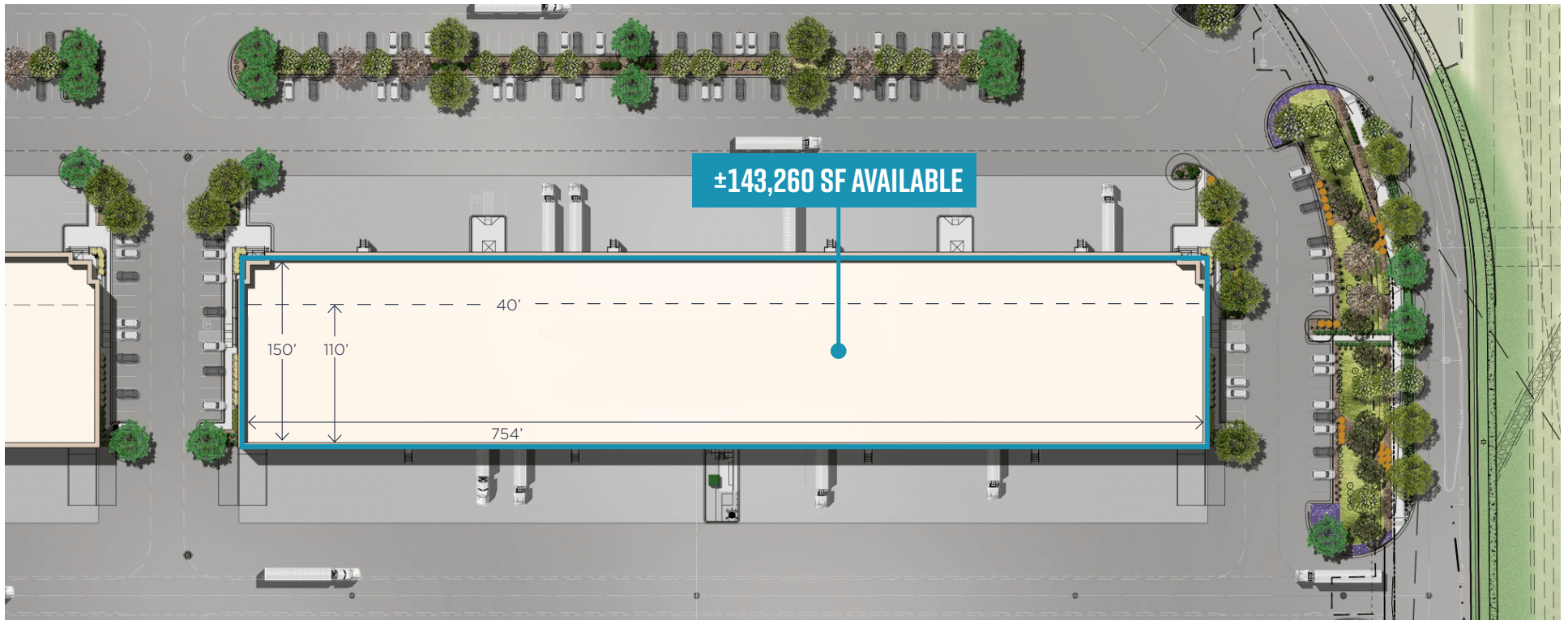
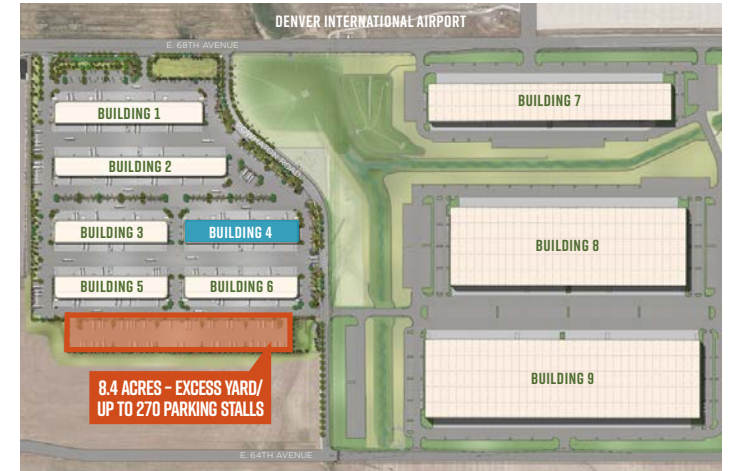


# BUILDING 4 AVAILABILITY

±143,260 SF available now for lease

## 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





# 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.

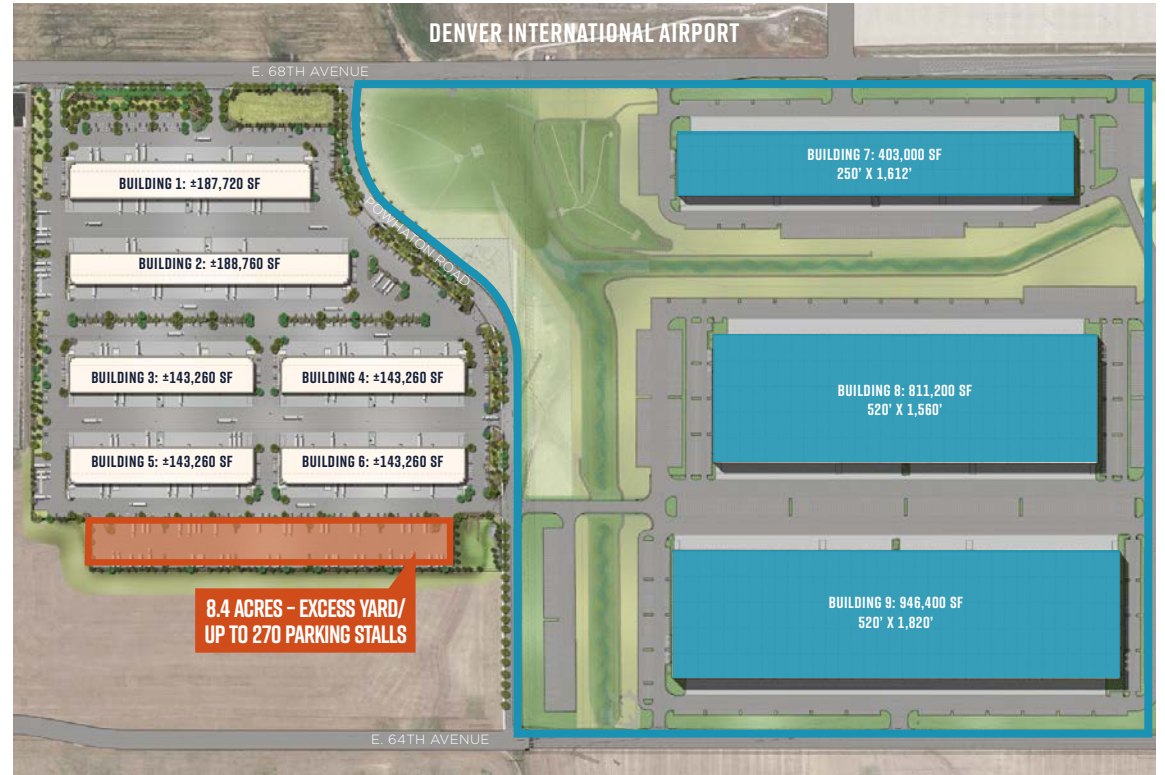
JAGreen has received a grading permit and master plan approval from the City of Aurora and can deliver build-to-suit buildings within 10-12 months of a signed agreement. JAGreen acts as its own general contractor and property manager, dramatically reducing the delivery time and construction costs for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

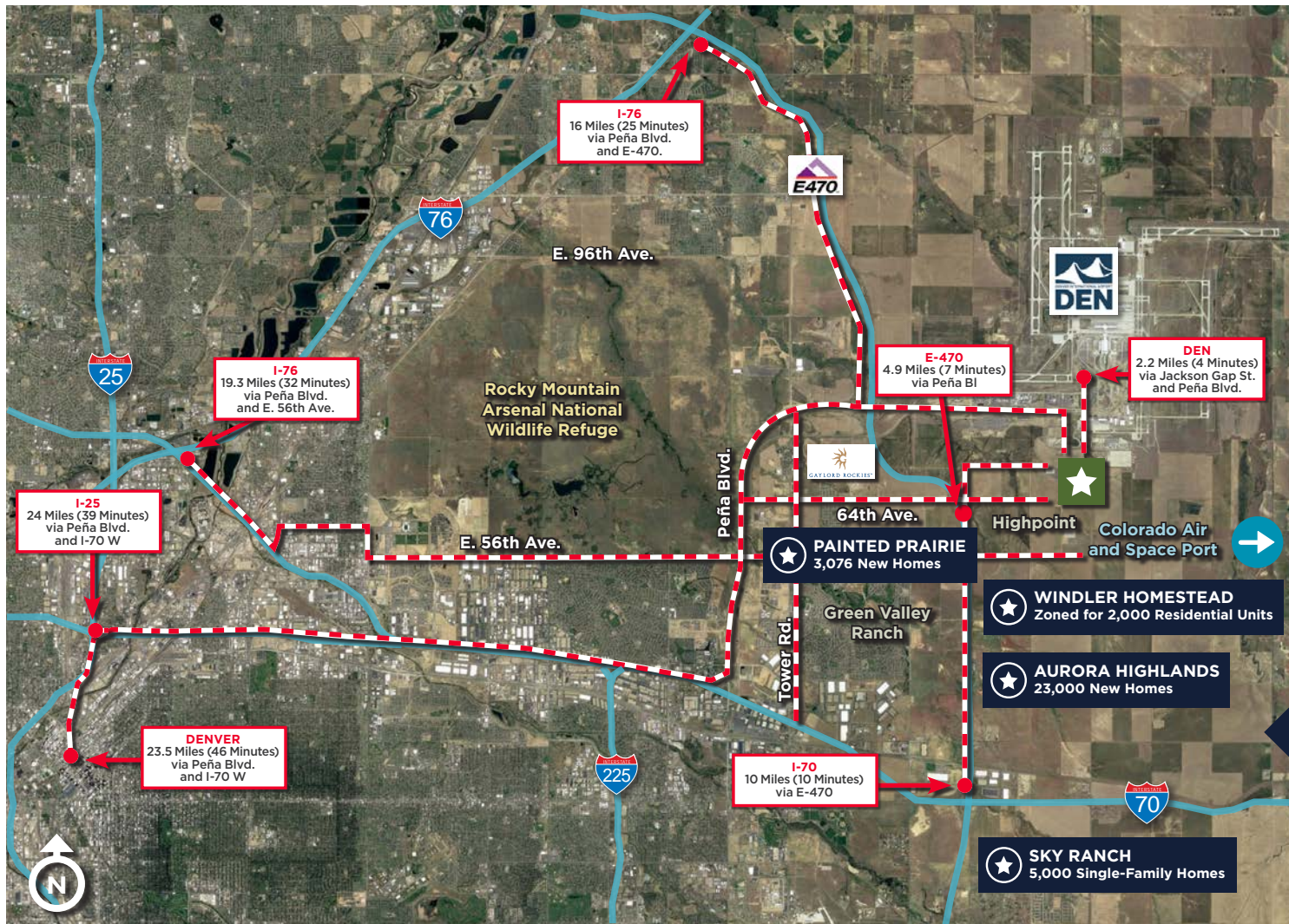
- Up to 1.5 million SF/up to 117 acres available
- Flexible zoning and building designs
- Expedited approval process
- Estimated 10-12 months delivery

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

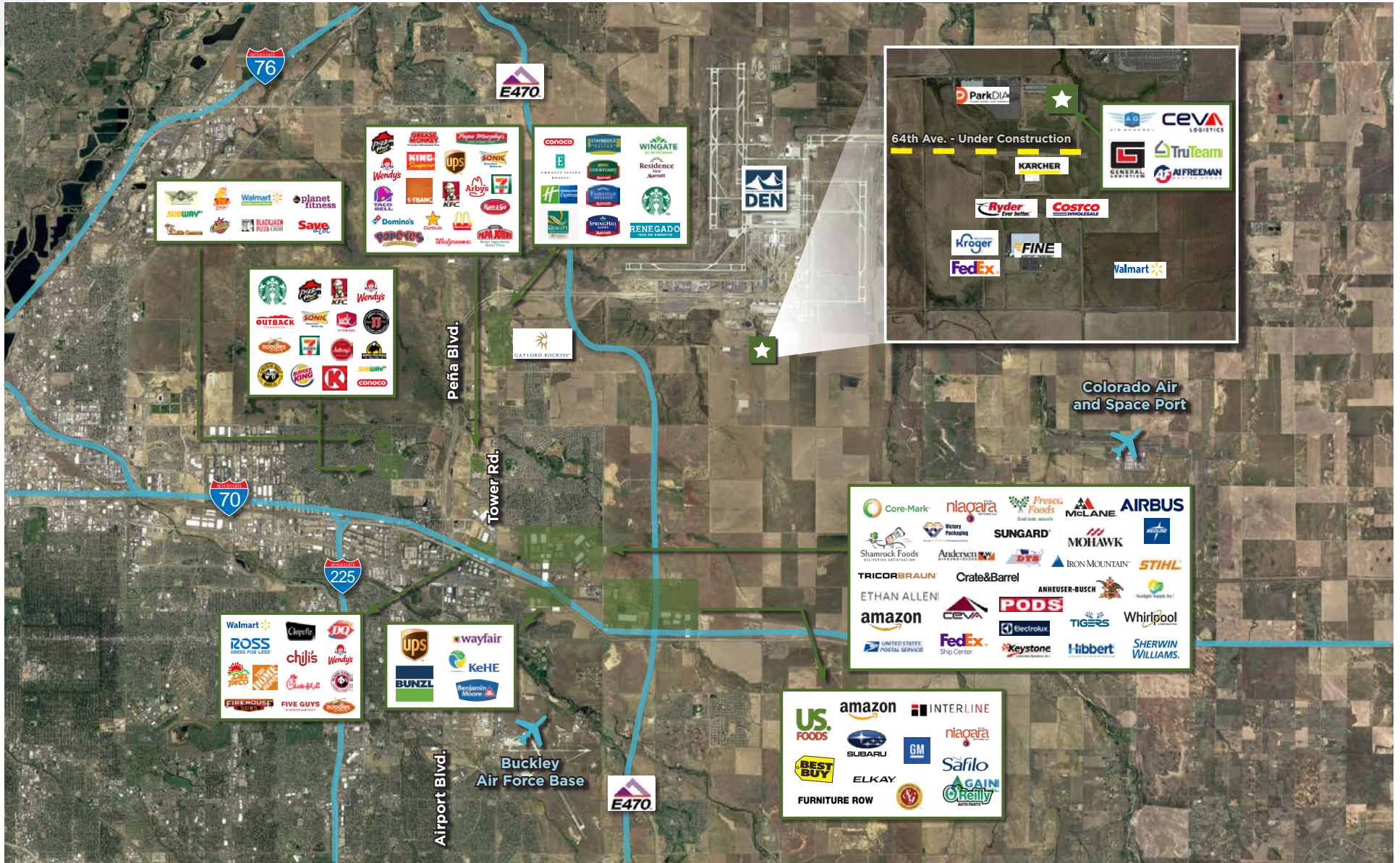
### 10 MILES

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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