

JAG

LOGISTICS CENTER @ DEN

CUSHMAN &
WAKEFIELD



4 MINUTES TO DEN

PENA BLVD
4 MINUTES TO E-470

E 74TH AVE

DEN CARGO ACCESS
(GUARDED ENTRY GATE)

DEN CARGO ACCESS
(GUARDED ENTRY GATE)

INTERIOR AIRPORT ACCESS ROAD

DEN CARGO ACCESS
(SECURED ENTRY GATE)

FUTURE RUNWAY

E 71ST AVE

FAA BUILDING

EXISTING
ROBERTSDALE RD

E 68TH AVE

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

DELIVERY EXPECTED 2026

DELIVERY EXPECTED 2027

FULLY CUSTOMIZABLE
UP TO 2 MILLION SF
UP TO 175 ACRES AVAILABLE

DEN AIRPORT
PROPERTY LINE

JAG WEST

8.4 ACRES -
EXCESS YARD/TRAILER PARKING

E 64TH AVE

POWHATON RD

JAG EAST 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 6th 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 real estate development company. Since 1941, JAG has developed dozens of airport adjacent developments in six U.S. cities.



OPPORTUNITY HIGHLIGHTS

- Able to accommodate $\pm 8,000$ SF - $\pm 200,000$ SF
- Warehouse bays divisible by increments of $\pm 8,000$ SF
- Cross-dock buildings
- Outside storage available
- Onsite trailer parking
- Mezzanine offices with views of DEN and Front Range Mountains
- Located in an Opportunity 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
- Xcel Certified Site

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

**COLUMN-FREE
BUILDINGS
DIVISIBLE FROM
 $\pm 8,000$ SF - $\pm 200,000$ SF**



EXCEPTIONAL VALUE FOR YOUR OFFICE & DISTRIBUTION FACILITIES



Flexible office space.
Increments of $\pm 1,000$ SF
up to $\pm 30,000$ 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

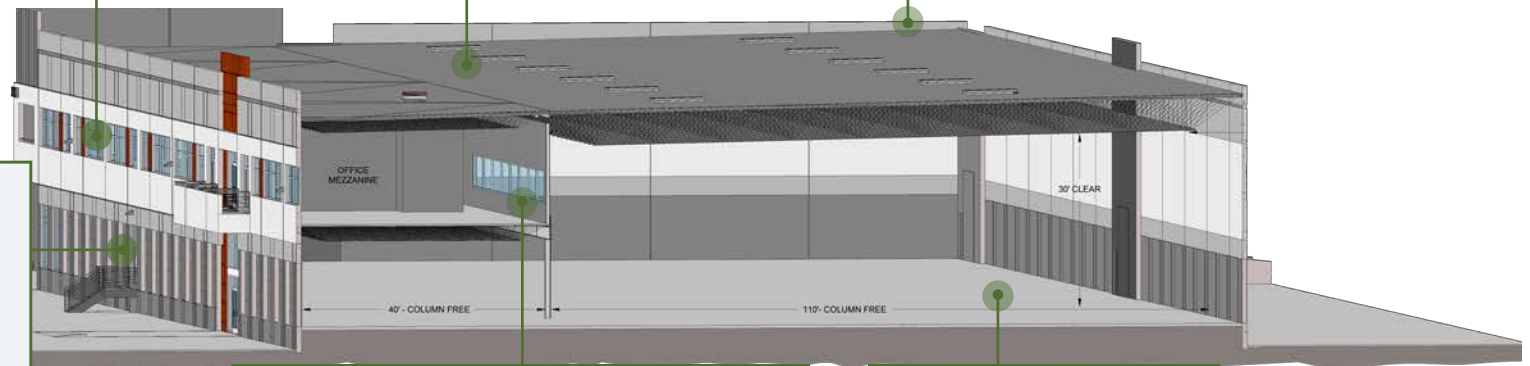
- Approx. 1 door for every $\pm 1,000$ SF
- 9' x 10' dock doors
- 12' x 14' drive-in doors
- Insulated dock doors with windows
- Flexible design, allows cross dock or rear load operations
- Oversized doors available
- Dock equipment available

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

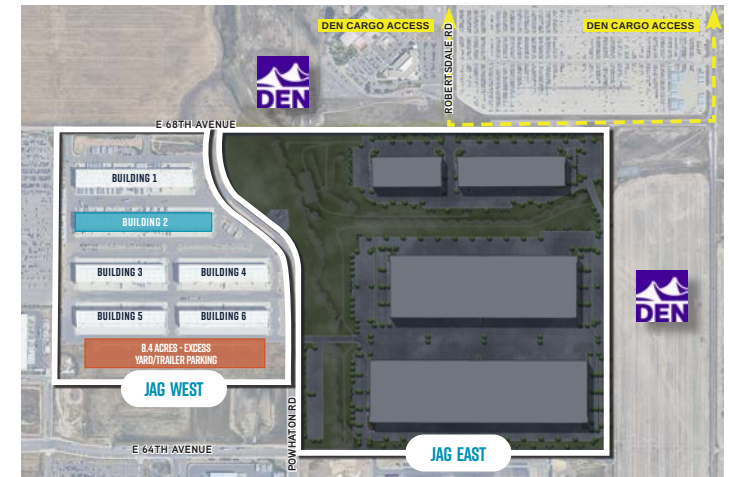


BUILDING 2 AVAILABILITY

±52,650 SF available now for lease

FEATURES

- Available warehouse: ±37,180 SF
- Available mezzanine: ±15,470 SF
- Loading: 1 oversized drive-in doors and 23 dock-high doors
- 30' clear height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V

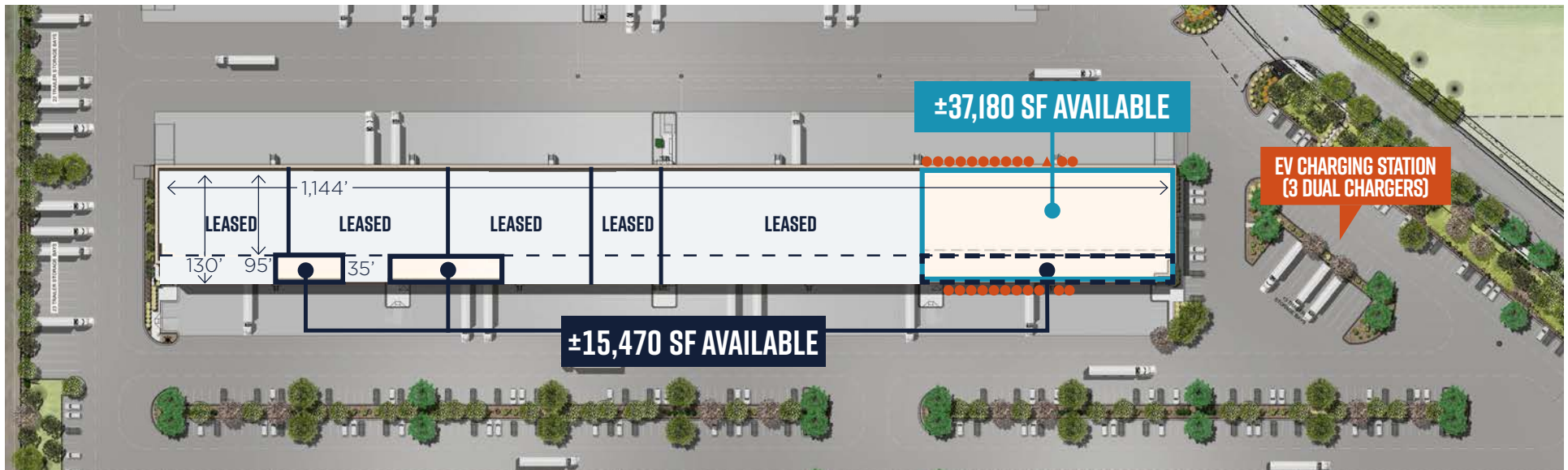


WAREHOUSE

MEZZANINE

▲ DRIVE-IN DOOR

● DOCK-HIGH DOOR

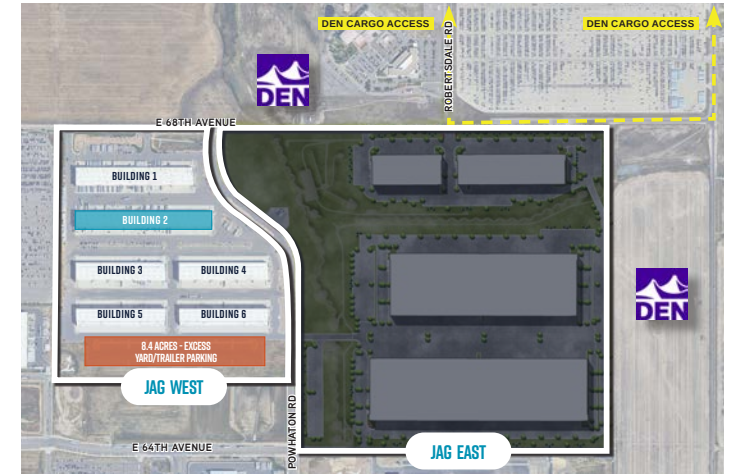


BUILDING 3 AVAILABILITY

±48,750 SF available now for lease

FEATURES

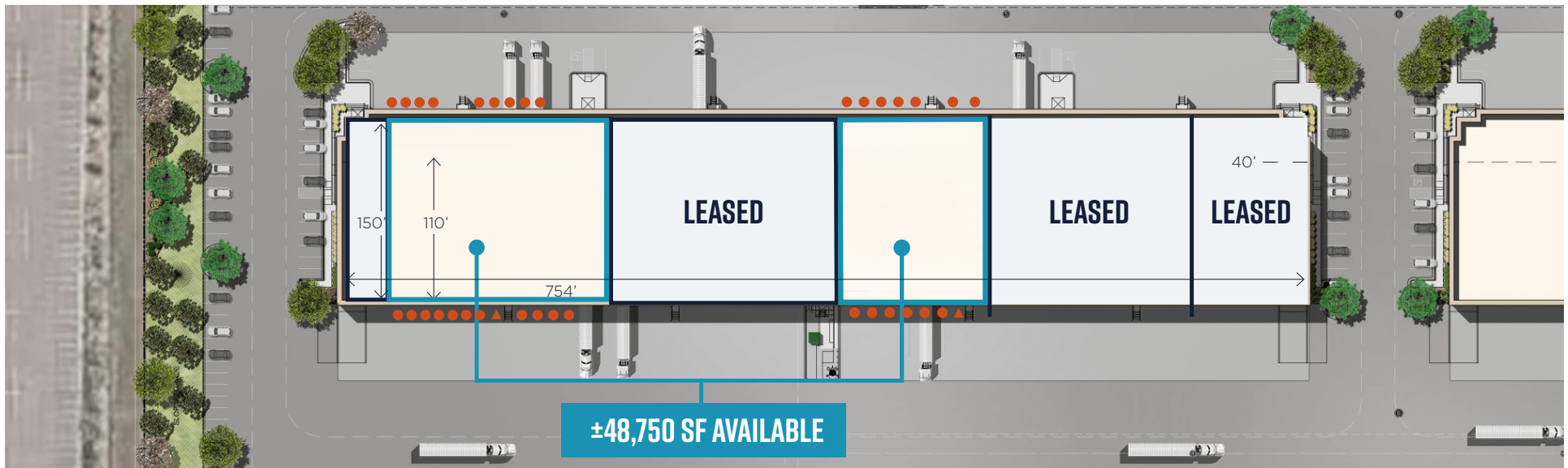
- Available warehouse: ±48,750 SF
- Loading: 32 dock-high doors and 2 drive-in doors
- 30' clear height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE

▲ DRIVE-IN DOOR

● DOCK-HIGH DOOR



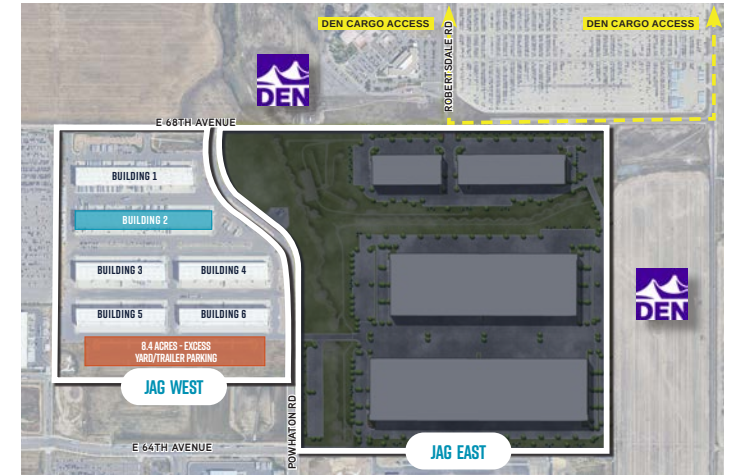
6621 N. Powhatan Rd., Aurora, CO 80019

BUILDING 4 AVAILABILITY

±56,940 SF available now for lease

FEATURES

- Available warehouse: ±50,700 SF
- Available mezzanine: ±6,240 SF
- Loading: 39 dock-high doors and 3 drive-in doors
- 30' clear height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V

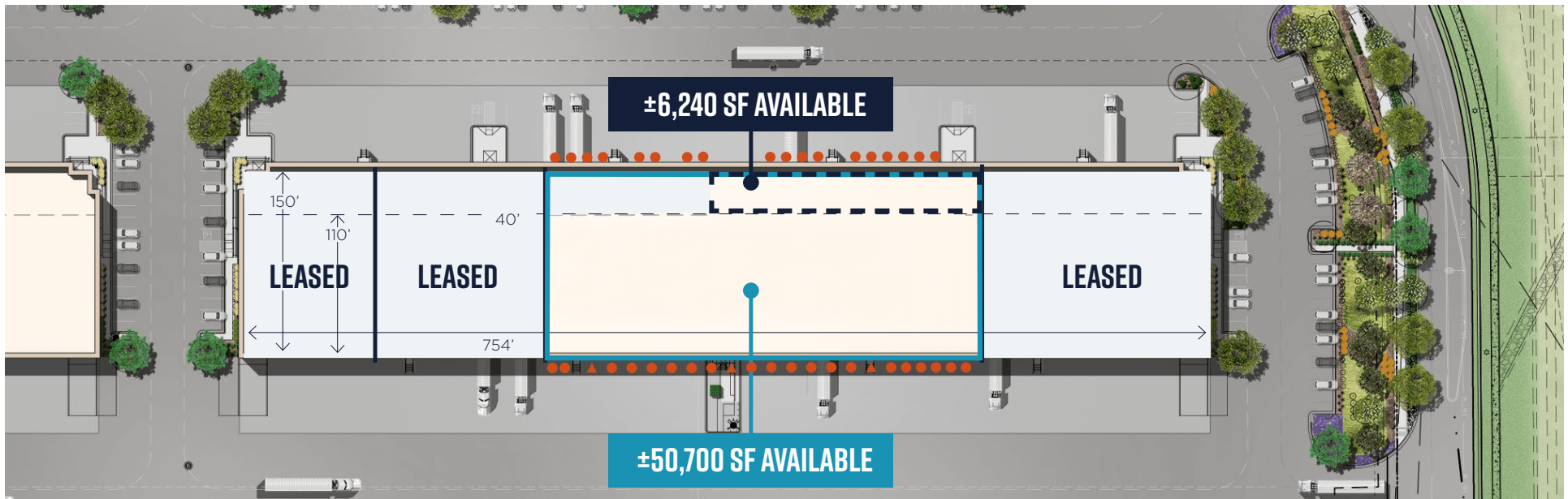


WAREHOUSE

MEZZANINE

▲ DRIVE-IN DOOR

● DOCK-HIGH DOOR

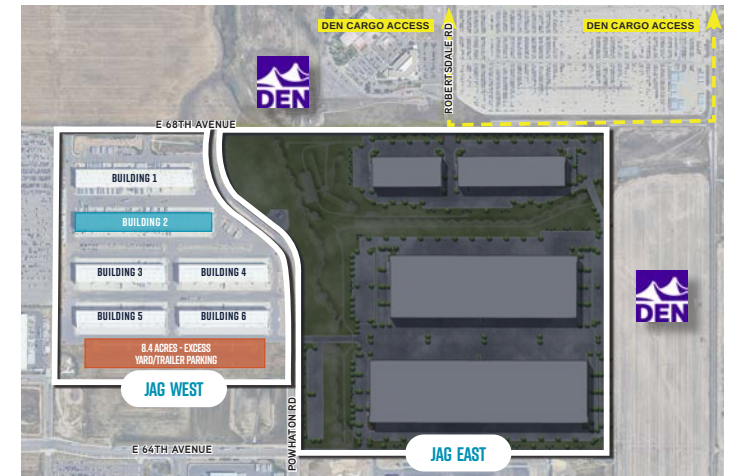


BUILDING 5 AVAILABILITY

±143,260 SF | construction anticipated to begin 2025

FEATURES

- Available warehouse: ±113,100 SF (divisible in ±3,900 SF)
- Available mezzanine: ±30,160 SF (divisible in ±1,040 SF)
- Loading: 90 dock-high doors and 6 drive-in doors
- 30' clear height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V

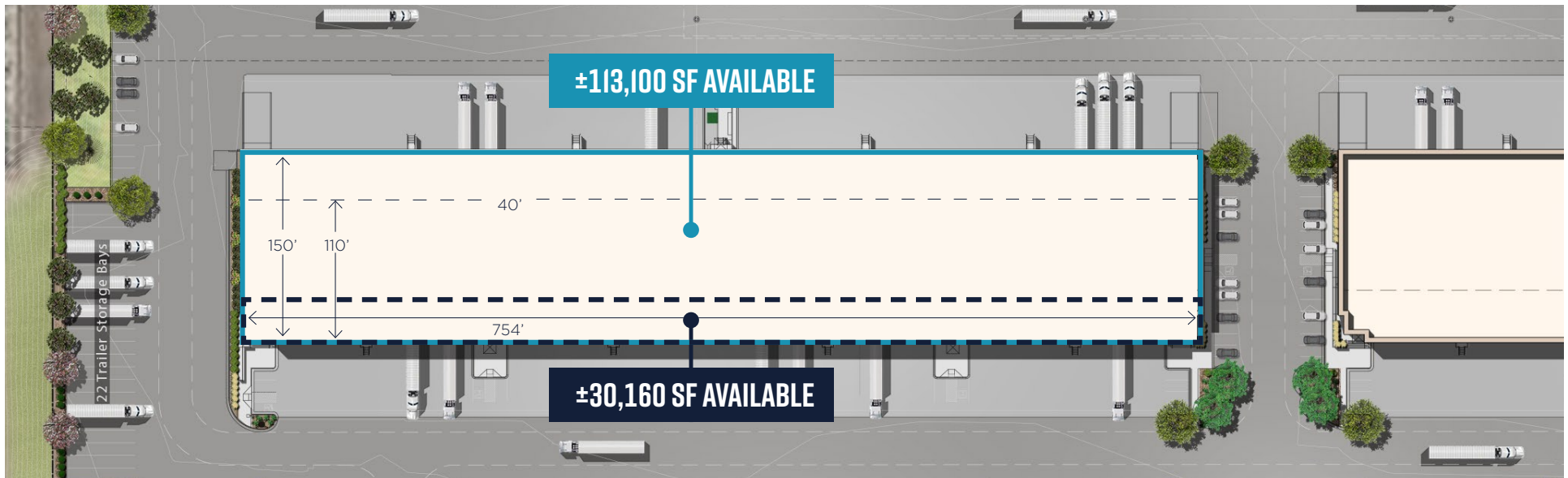


WAREHOUSE

MEZZANINE

▲ DRIVE-IN DOOR

● DOCK-HIGH DOOR

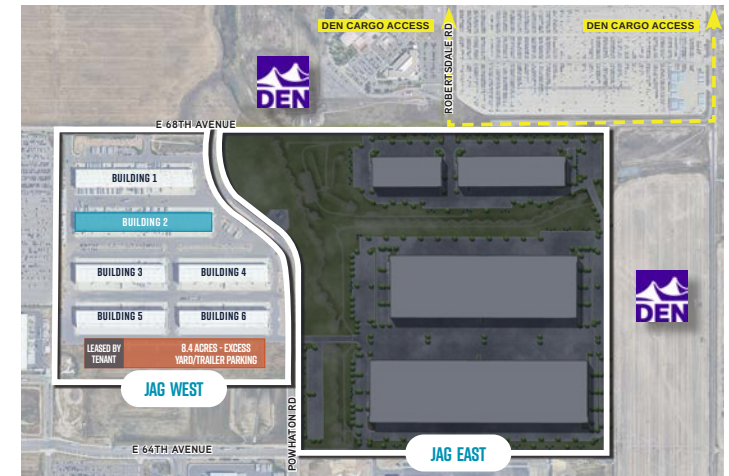


BUILDING 6 AVAILABILITY

±143,260 SF | construction anticipated to begin 2026

FEATURES

- Available warehouse: ±113,100 SF (divisible in ±3,900 SF)
- Available mezzanine: ±30,160 SF (divisible in ±1,040 SF)
- Loading: 90 dock-high doors and 6 drive-in doors
- 30' clear height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V

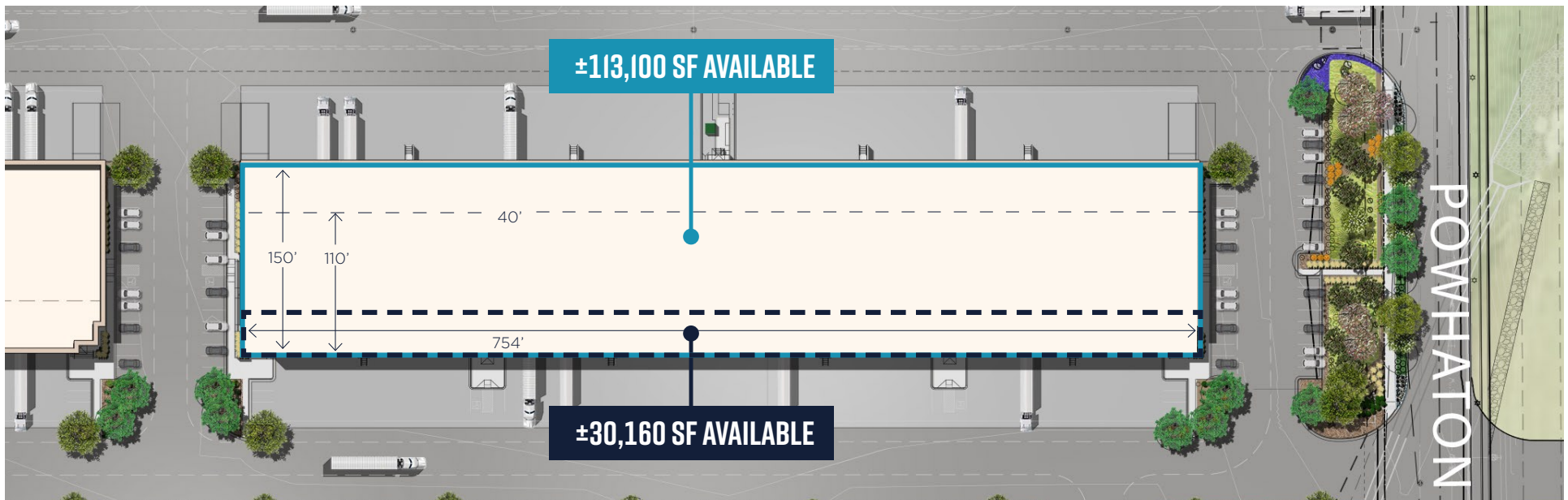


WAREHOUSE

MEZZANINE

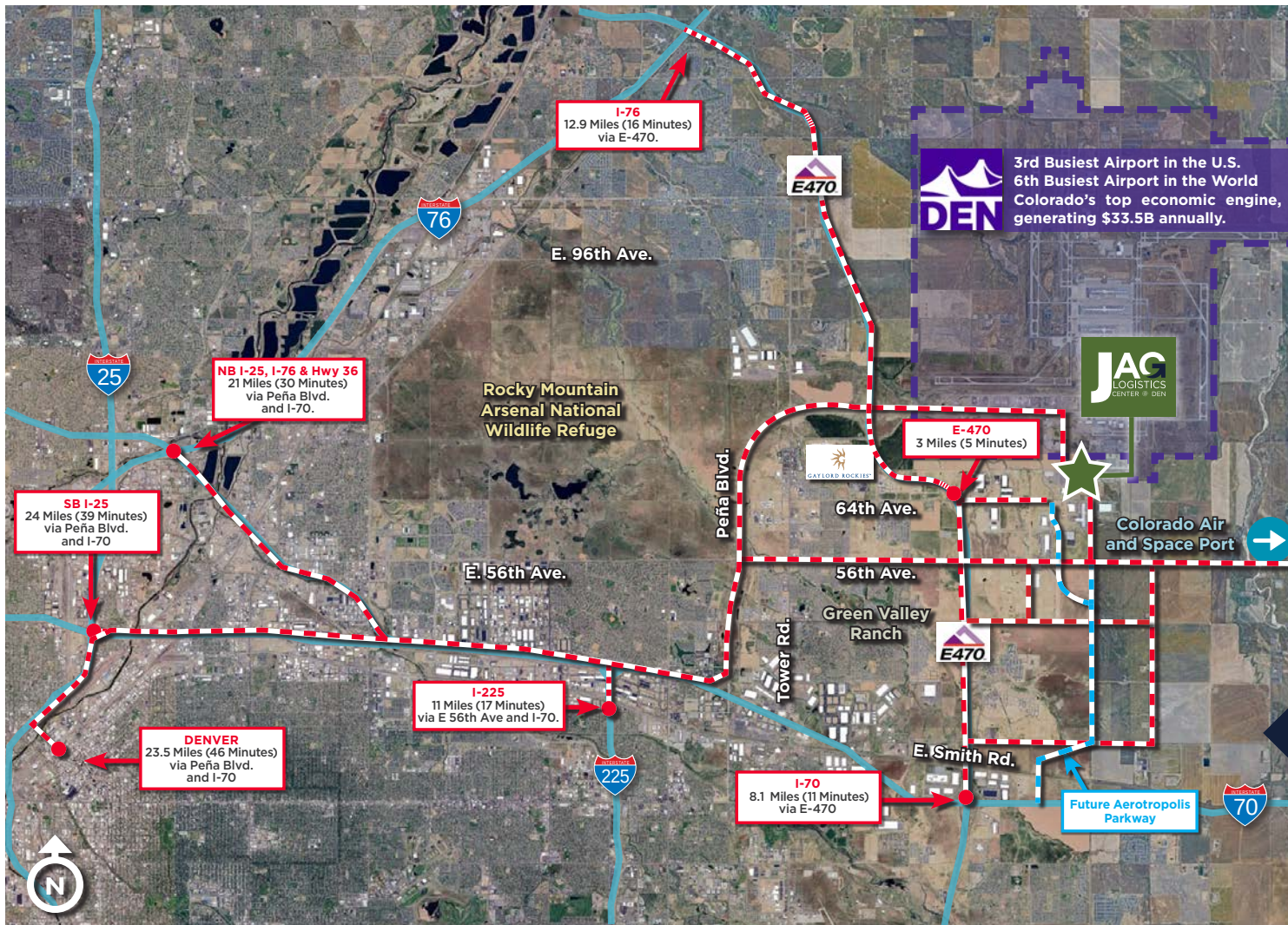
▲ DRIVE-IN DOOR

● DOCK-HIGH DOOR



ACCESS & DEMOGRAPHICS

What makes JAG Logistics Center so advantageous for business? It's all about the location. Situated in Denver's fastest-growing submarket and surrounded by significant residential and commercial growth, JAG Logistics Center offers unparalleled advantages. With easy access to Denver International Airport, major highways, and an abundant labor force, JAG Logistics gives tenants maximum accessibility and exposure.



LABOR DEMOGRAPHICS

Strategically located in Adams County, Colorado's 5th largest and one of its fastest growing, JAG Logistics Center is surrounded by a robust and expanding labor pool. Over 540,000 residents live in the county, with a total labor force of 286,000. With annual population growth of 3.8%, Adams County is projected to reach over 766,000 residents by 2040.

Key Statistics:

540,000

Residents

286,000

Total Labor Force

766,000

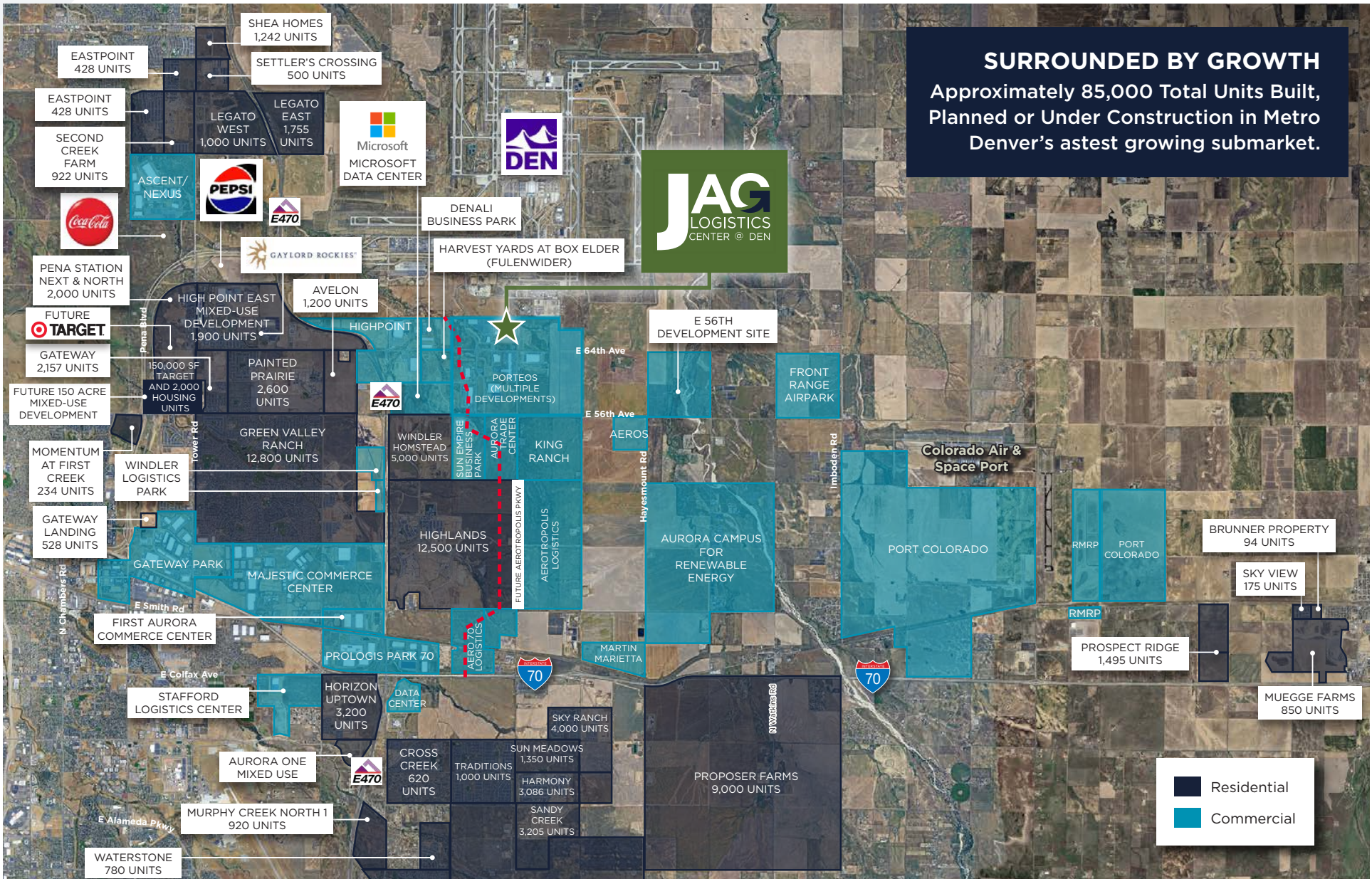
Projected 2040 Population

\$91,000

Median Household Income (2023)

*Source: Adams County
Economic Profile 2024

RESIDENTIAL & COMMERCIAL DEVELOPMENT MAP



JAG

LOGISTICS CENTER @ DEN

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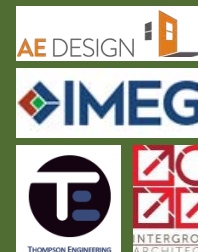
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