JAG LOGISTICS CENTER @ DEN

CUSHMAN & WAKEFIELD

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 ±8,000 SF - ±200,000 SF
- Warehouse bays divisible by increments of ±8,000 SF
- Cross-dock buildings
- Outside storage available
- Onsite trailer parking
- Mezzanine offices with views of DEN and Front Range Mountains
- Located in a 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
- Fiber enabled

ONE DOCK DOOR FOR EVERY ±1,000 SF LEASED

COLUMN-FREE BUILDINGS DIVISIBLE FROM ±8,000 SF - ±200,000 SF

EXCEPTIONAL VALUE FOR YOUR OFFICE & DISTRIBUTION FACILITIES

Flexible office space. Increments of ± 1,000 SF up to ± 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

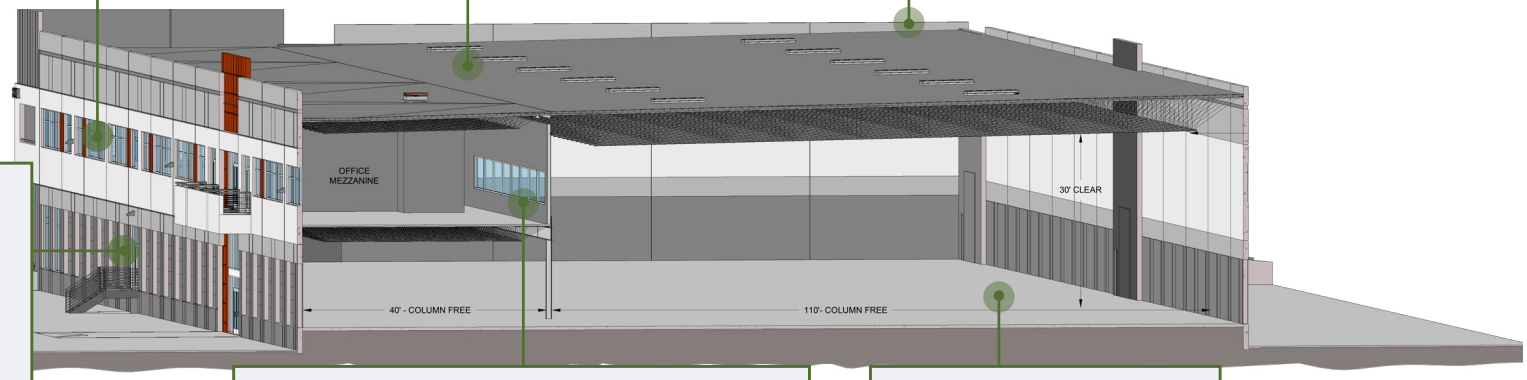
- Outdoor & indoor mezzanine windows
- Ample light
- Beautiful views of the Rocky Mountains & Denver
- Spacious private balconies
- Window capability on 1st floor

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

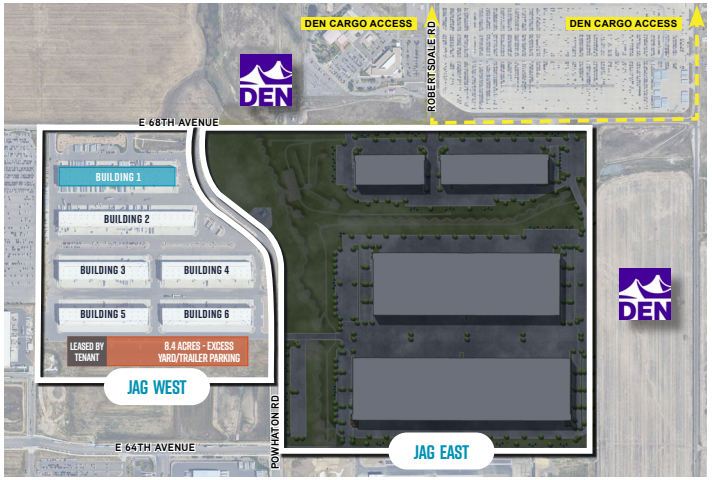
- Up to 20% more efficient warehouse space due to its column-free design
- Efficient LED lighting
- ESFR sprinkler system
- 6" reinforced concrete slab
- 30' clear height

BUILDING 1 AVAILABILITY

±19,500 SF available now for lease

FEATURES

- Available warehouse spec suite: ±19,500 SF (includes 2,000 SF office)
- Loading: 12 dock-high doors
- 30’ clear height
- Ample trailer and auto parking available
- Total building power: 3,000 Amps, 3-Phase power, 480 V



WAREHOUSE

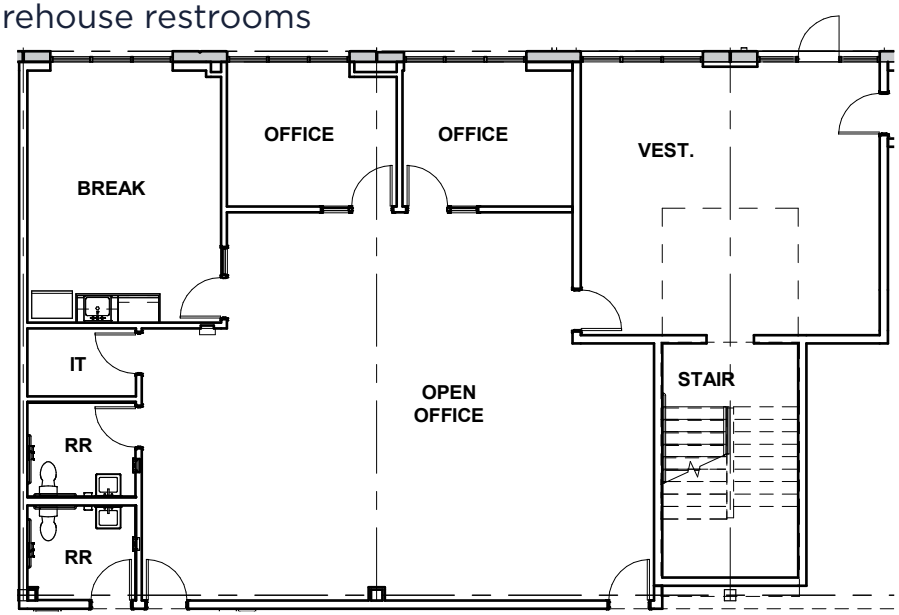
▲ DRIVE-IN DOOR ● DOCK-HIGH DOOR

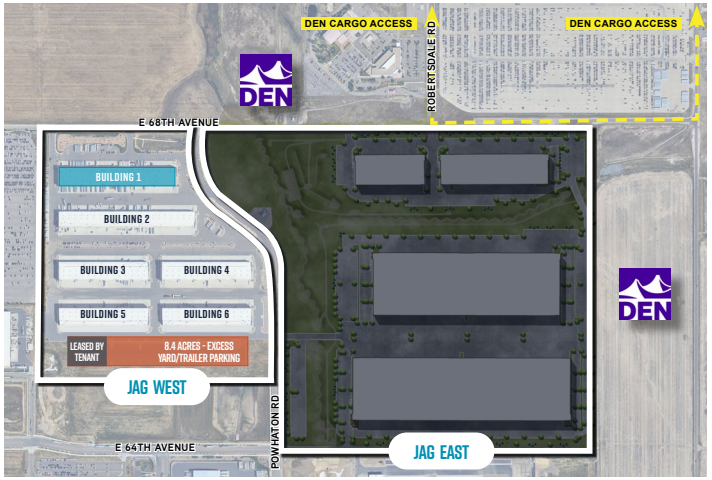
26100 E. 68th Ave., Aurora, CO 80019

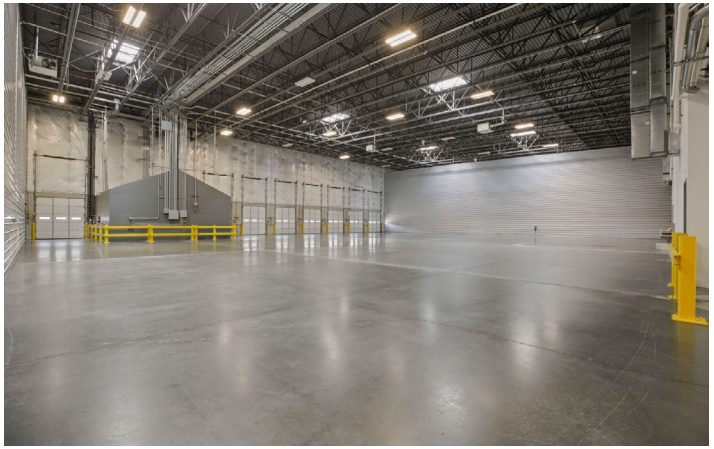
BUILDING 1: MOVE-IN READY SUITE

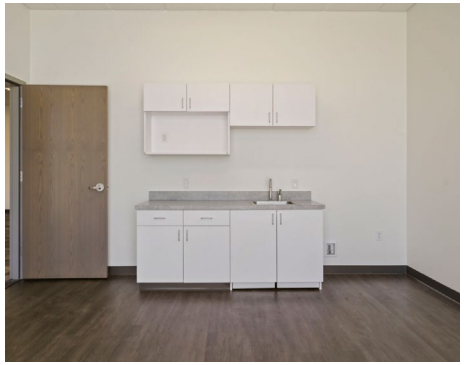
FEATURES

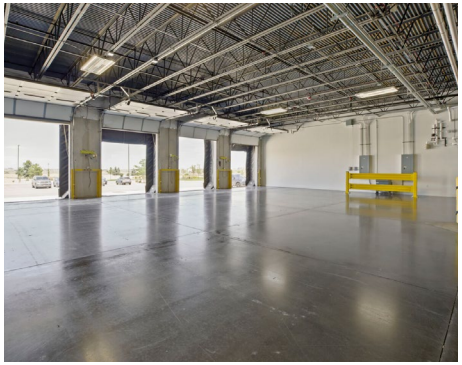
- ±19,500 SF warehouse with ±2,000 SF office
- 12 dock doors with fully loaded dock package at each door
- Office space with airport views
- Warehouse restrooms











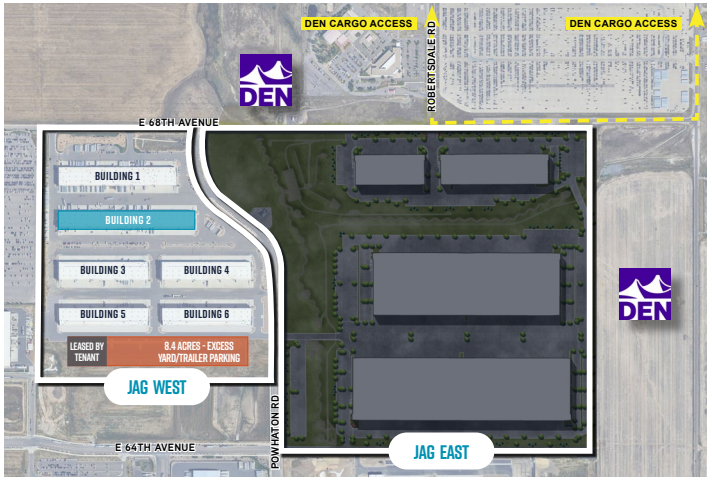
26100 E. 68th Ave., Aurora, CO 80019

BUILDING 2 AVAILABILITY

±35,490 SF available now for lease

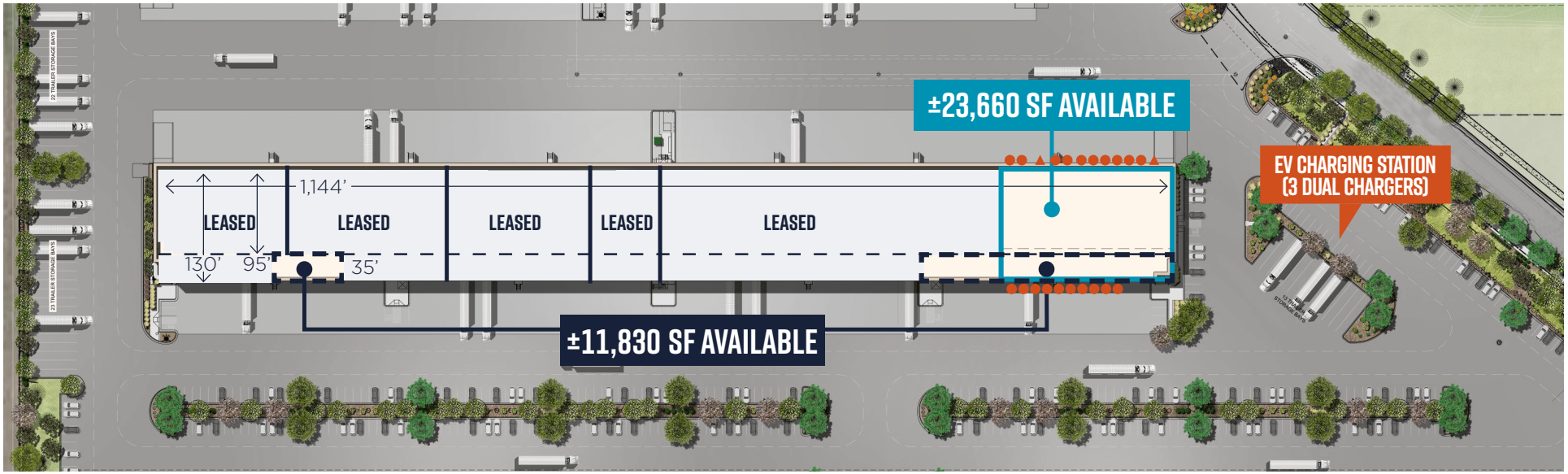
FEATURES

- Available warehouse: ±23,660 SF
- Available mezzanine: ±11,830 SF
- Loading: 2 oversized drive-in doors and 20 dock-high doors
- 30’ clear height
- Ample trailer and auto parking available
- Total building power: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE | MEZZANINE

▲ DRIVE-IN DOOR ● DOCK-HIGH DOOR



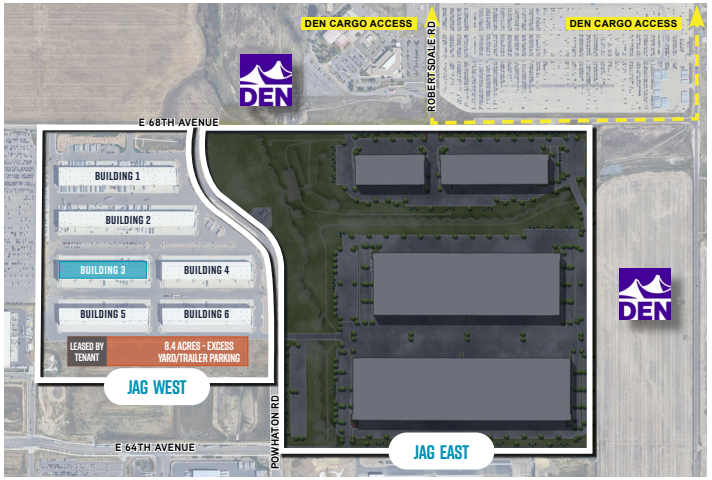
26120 E. 68th Ave., Aurora, CO 80019

BUILDING 3 AVAILABILITY

±23,400 SF available now for lease

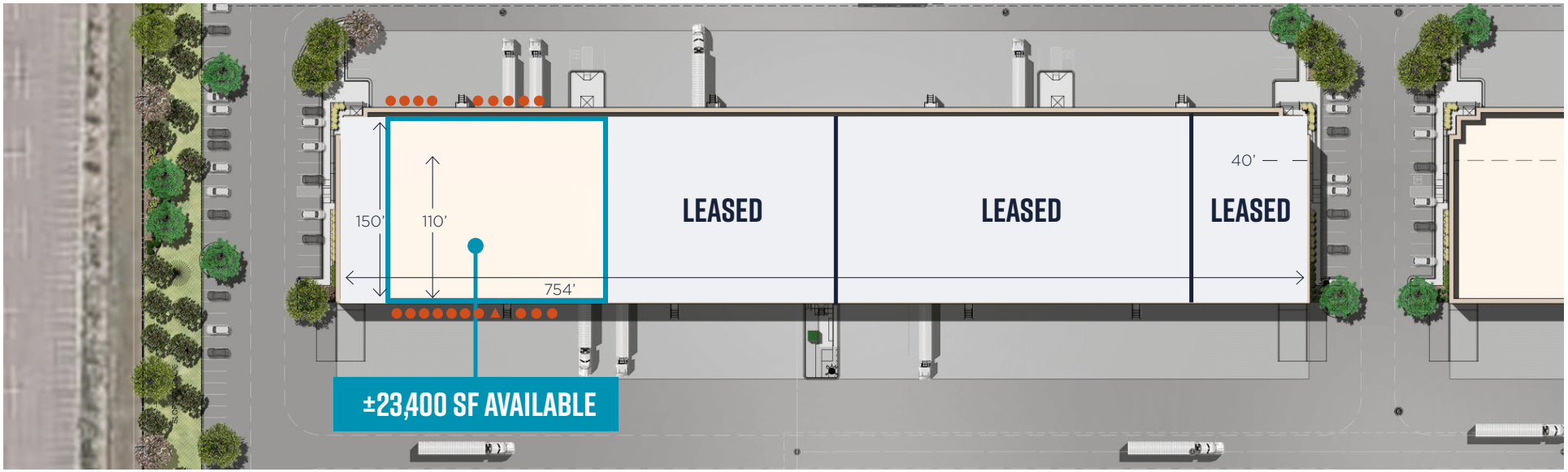
FEATURES

- Available warehouse: ±23,400 SF
- Loading: 19 dock-high doors and 1 drive-in door
- 30’ clear height
- Ample trailer and auto parking available
- Total building power: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE

▲ DRIVE-IN DOOR ● DOCK-HIGH DOOR



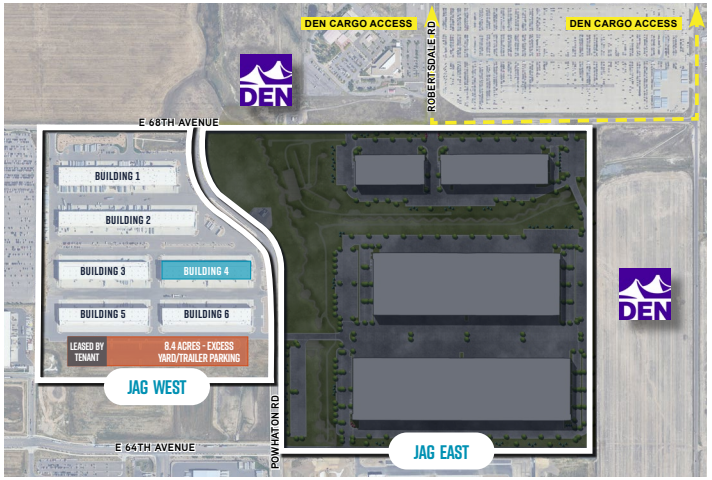
6621 N. Powhaton Rd., Aurora, CO 80019

BUILDING 4 AVAILABILITY

±37,440 SF available now for lease

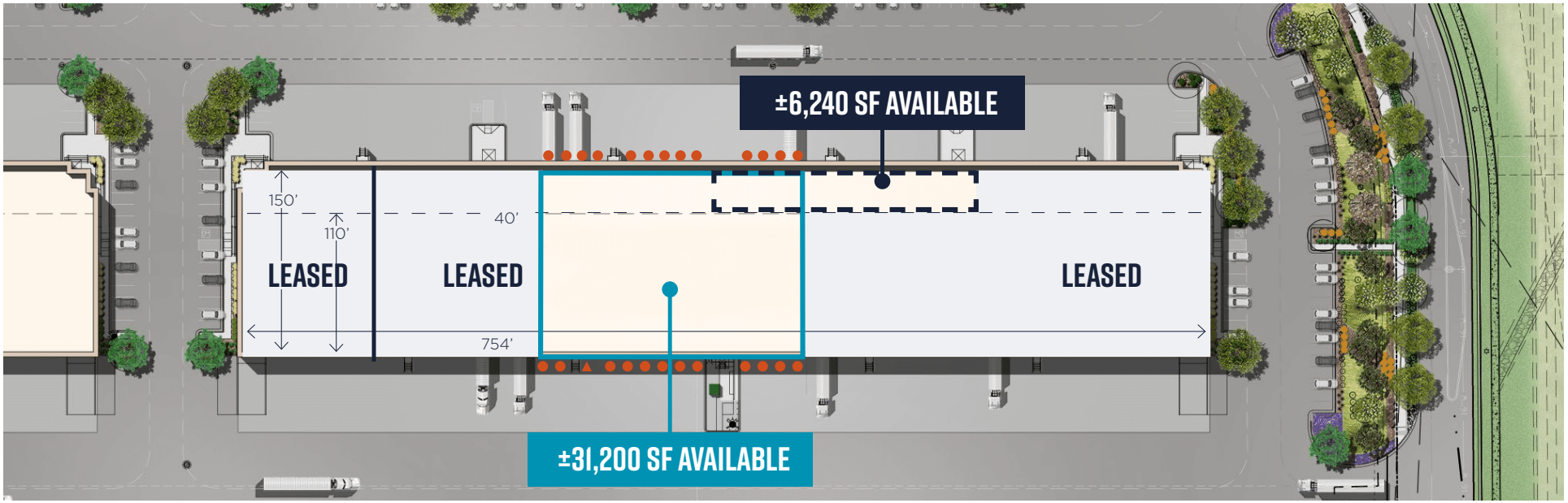
FEATURES

- Available warehouse: ±31,200 SF
- Available mezzanine: ±6,240 SF
- Loading: 25 dock-high doors and 1 drive-in door
- 30’ clear height
- Ample trailer and auto parking available
- Total building power: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE | MEZZANINE

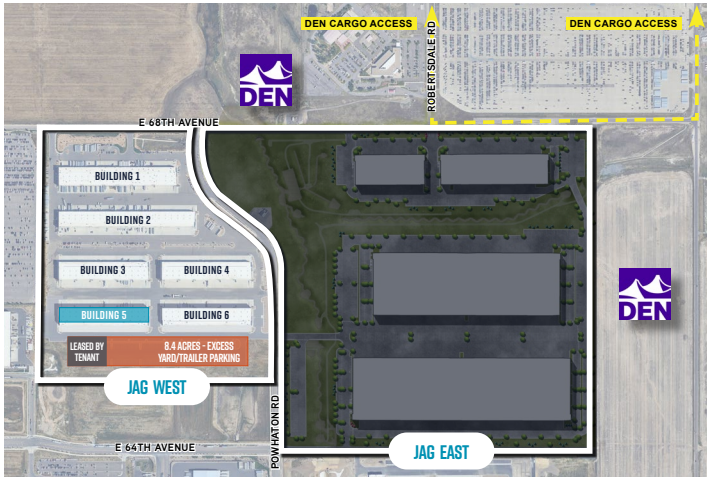
▲ DRIVE-IN DOOR ● DOCK-HIGH DOOR



6611 N. Powhaton Rd., Aurora, CO 80019

BUILDING 5 AVAILABILITY

±143,260 SF | construction anticipated to begin 2027



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 building power: 3,000 Amps, 3-Phase power, 480V
- Adjacent to 8 acre trailer yard

WAREHOUSE | MEZZANINE

▲ DRIVE-IN DOOR ● DOCK-HIGH DOOR

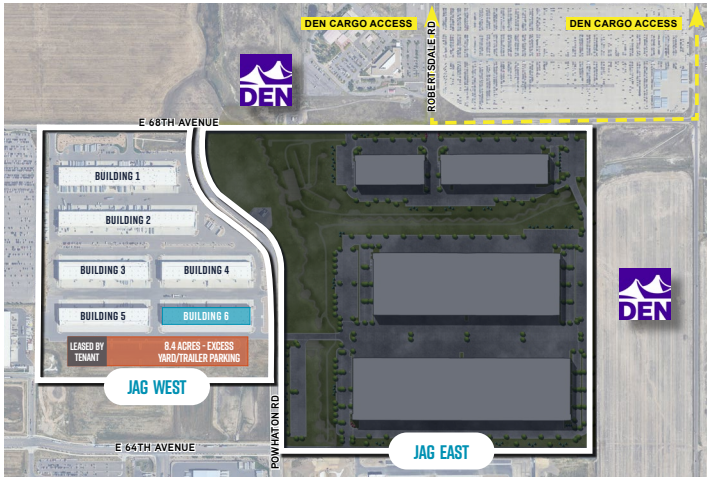
6591 N. Powhaton Rd., Aurora, CO 80019

BUILDING 6 AVAILABILITY

±143,260 SF | groundbreaking Summer 2026

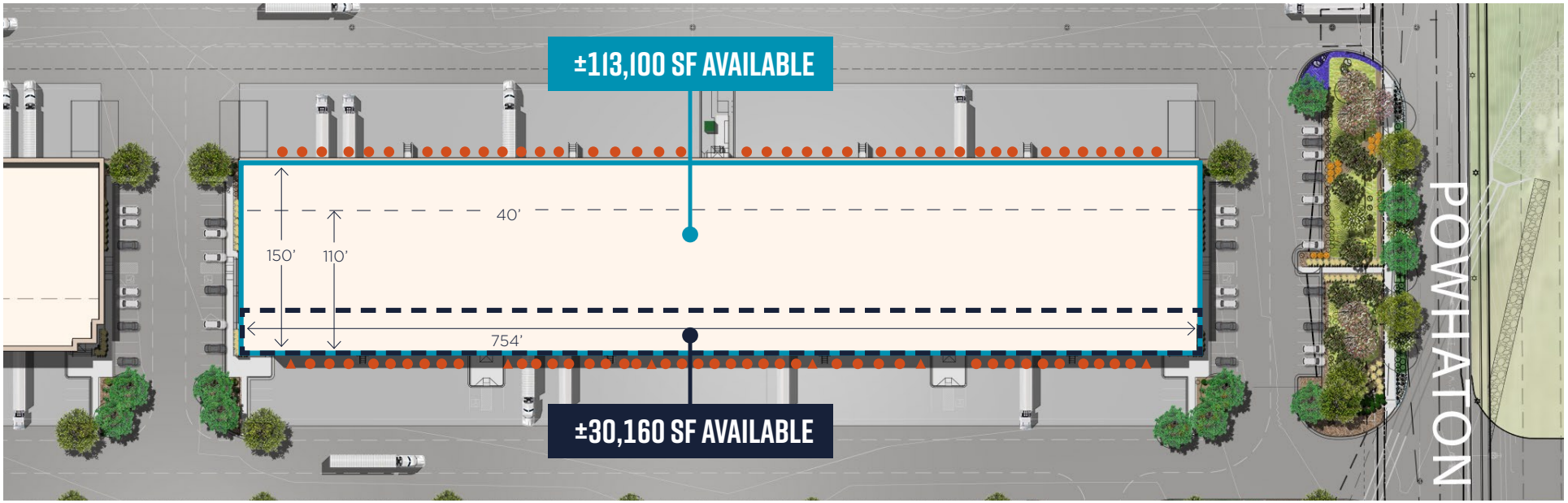
FEATURES

- 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 building power: 3,000 Amps, 3-Phase power, 480V
- Adjacent to 8 acre trailer yard



WAREHOUSE | MEZZANINE

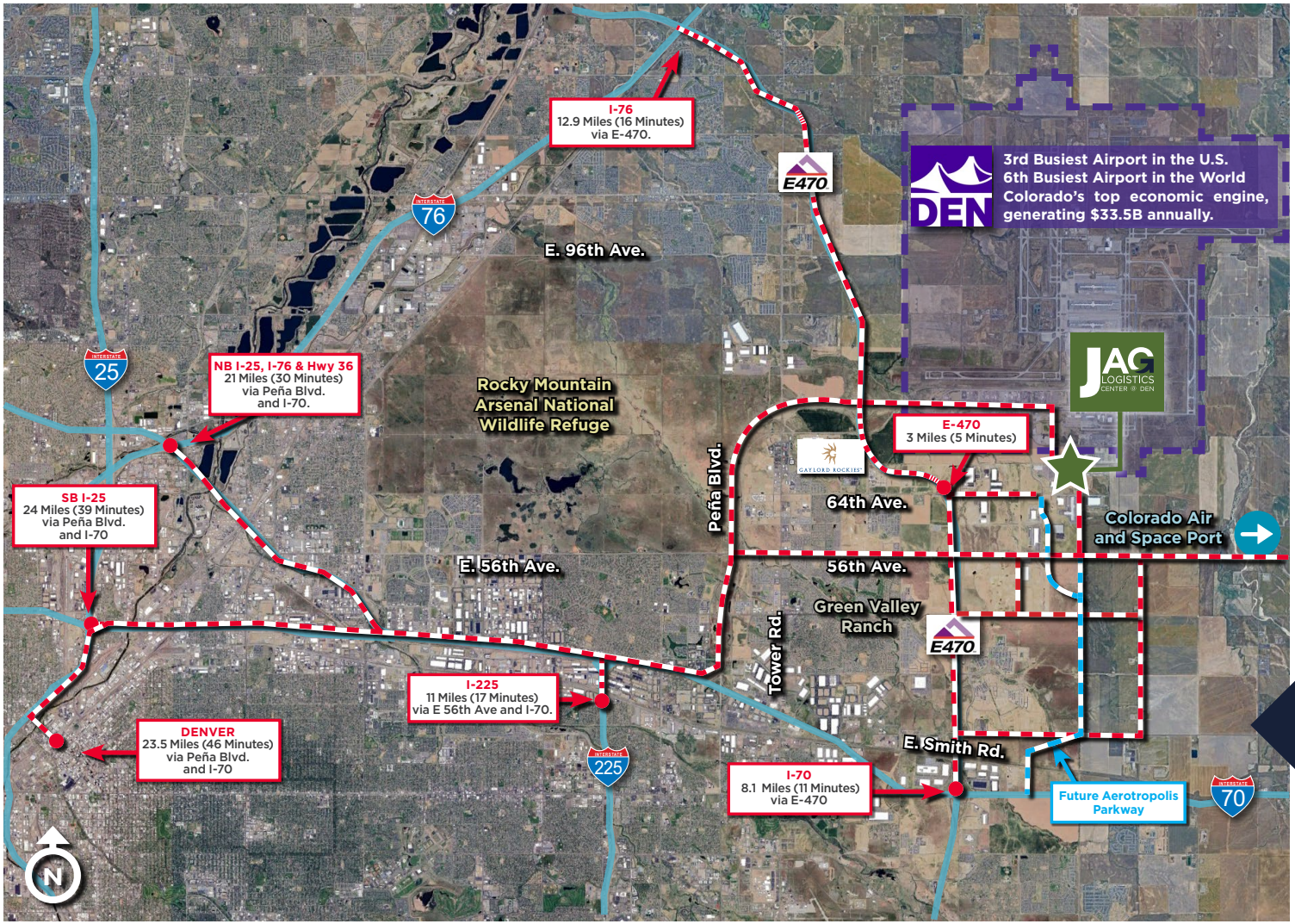
▲ DRIVE-IN DOOR ● DOCK-HIGH DOOR



6581 N. Powhaton Rd., Aurora, CO 80019

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

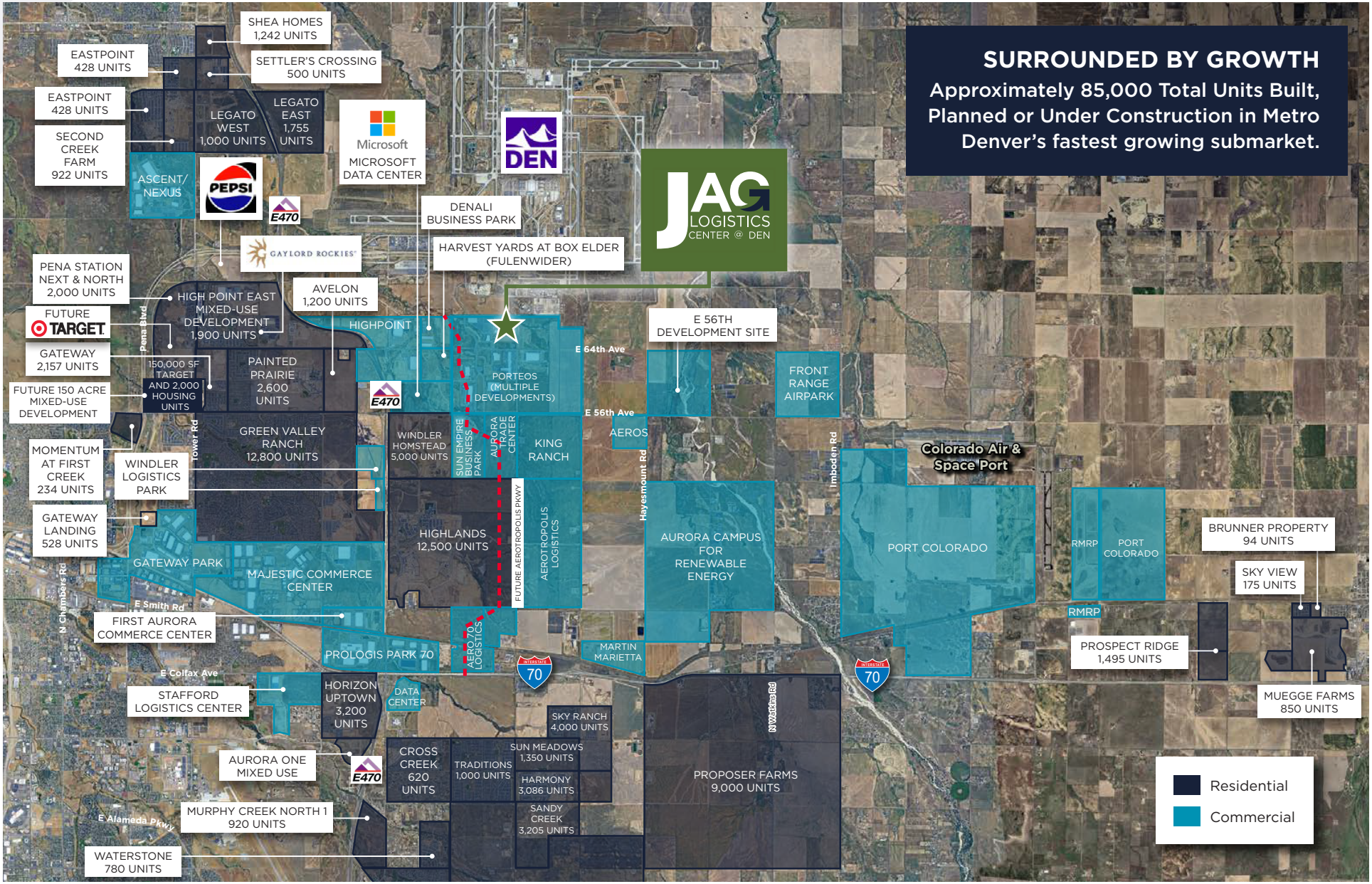
286,000
Total Labor Force

766,000
Projected 2040 Population

$91,000
Median Household Income (2023)

**Source: Adams County Economic Profile 2024*

RESIDENTIAL & COMMERCIAL DEVELOPMENT MAP



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