

SUBLEASE | SUITE 130

JAG Logistics Center Building 4

6611 N Powaton Road | Aurora, Colorado 80019



Strategically Located, and the Closest Logistics Center to Denver International Airport (DEN)



Property Features

Available 19,550 SF (Suite 130)

Office None

Restrooms Yes, men and women

Loading 15 Dock-high doors
(cross dock configuration)
1 Drive-in door

Clear Height 30'

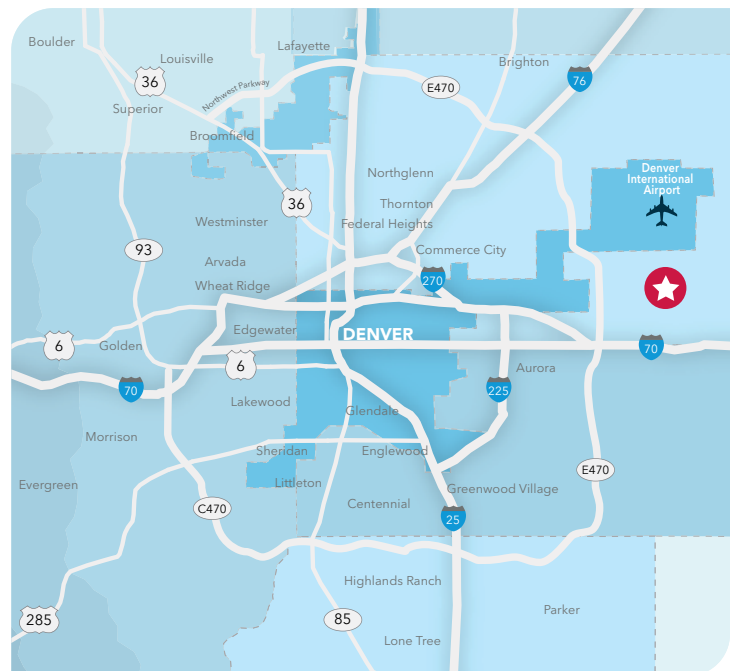
Sprinklers Yes

Lease Rate \$11.00/SF NNN

Estimated NNN \$5.75/SF

Sublease Expiration 3/31/2029

19,550 SF AVAILABLE
Lease Rate: \$11.00/SF NNN



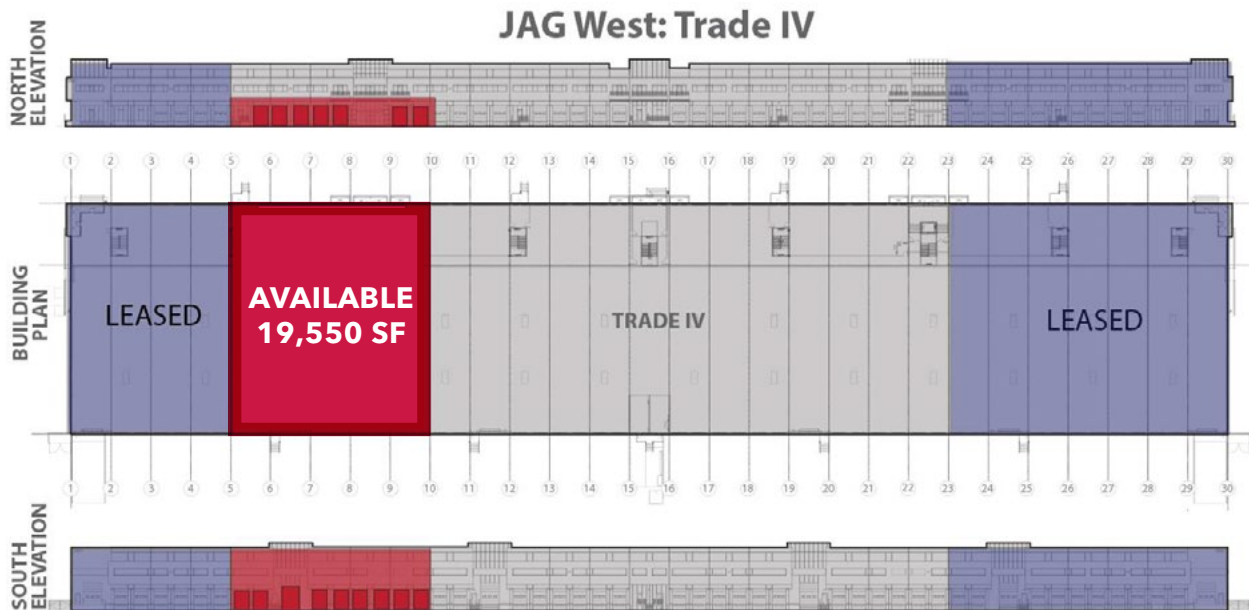
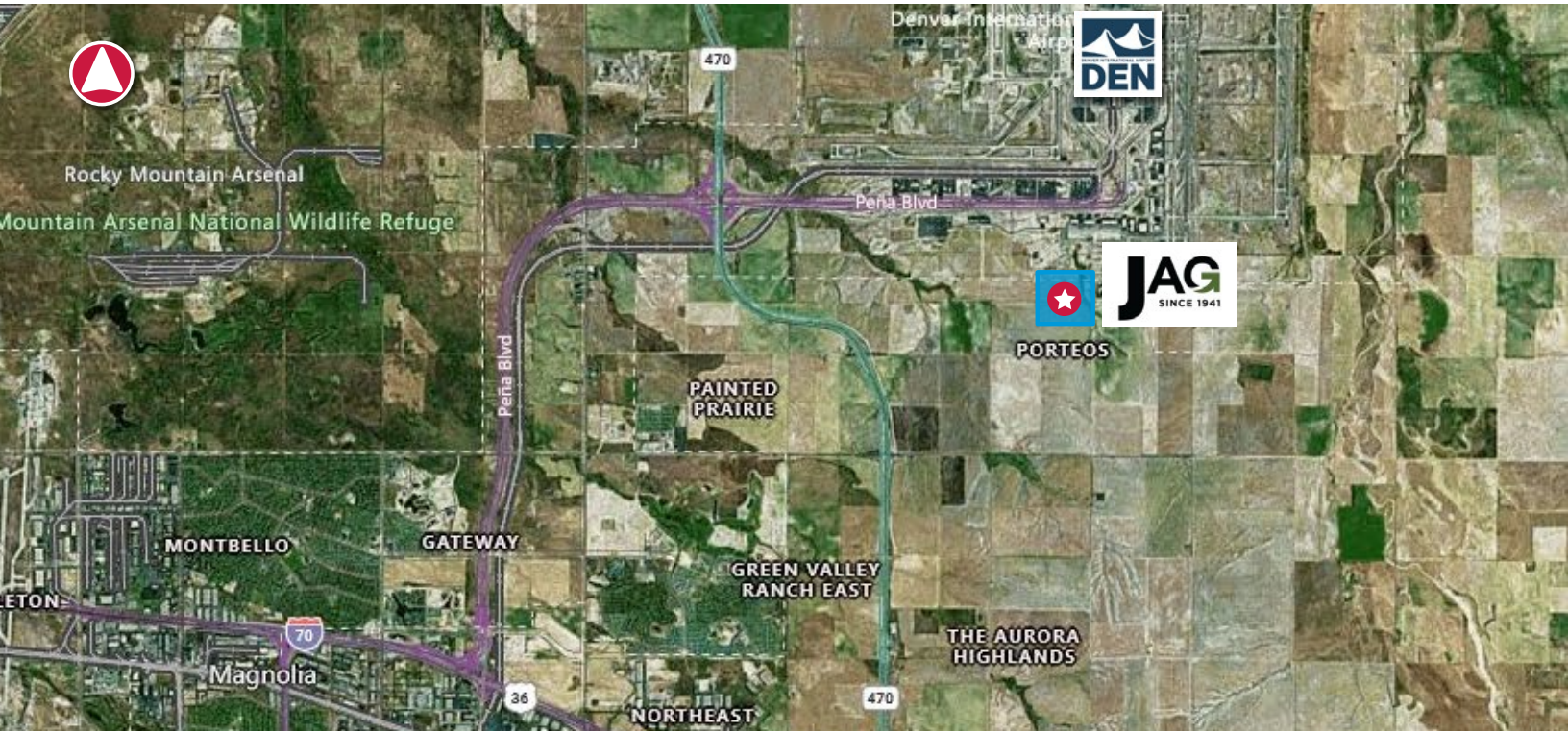
Additional Highlights

- Newly constructed cross-dock warehouses
- Column free buildings
- Outside storage available and onsite trailer parking
- Located in an Opportunity Zone / Enterprise Zone / Foreign Trade Zone
- Airport District (AD) zoning: allows for all industrial and commercial uses including outside storage
- 4 Minutes to Denver International Airport (DEN)

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