

# JAG

LOGISTICS  
CENTER @ DEN

BUILT TO SUIT & LAND SITES AVAILABLE NOW

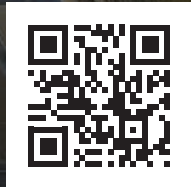


**THE CLOSEST LOGISTICS CENTER TO  
DENVER INTERNATIONAL AIRPORT**

Up to 175 Acres of Industrial Zoned Land,  
Fully Entitled and Ready for Construction

SCAN OR CLICK HERE  
TO SEE OUR VIDEO

[www.jagreenden.com](http://www.jagreenden.com)



# JAG EAST HIGHLIGHTS

175 acres of Industrial zoned land, **fully entitled, master plan approved** and **ready for construction** as a BTS or land sale. Projects of any size considered.

**MOST PERMISSIVE ZONING:** Airport District (AD) zoning allows for all industrial & commercial uses, including outside storage and cross dock distribution.

**FLEXIBILITY:** Customized build-to-suits. Can accommodate up to 2.5 million SF on 175 acres of shovel ready land.

**ACCESS TO DEN CARGO:** JAG East provides **immediate** access to DEN Cargo operation via three access gates. **Closest privately owned industrial site to DEN Tarmac.**

**SPEED TO MARKET:** Site plan approved and grading permit received. Water and sewer lines are located on site. Estimated 10-12 months delivery for new construction.

**POWER AVAILABLE:** Xcel Certified Site. Electricity and gas are available.

**COST SAVINGS:** Privately owned land with immediate access to the 6th busiest airport in the world. **“On airport service with off-airport prices.”**

**ECONOMIC INCENTIVES:** Located in an Opportunity Zone and Foreign Trade Zone. Other incentives are available from the City of Aurora and Adams County.

**HIGHLY QUALIFIED OWNER/DEVELOPER/GENERAL CONTRACTOR:** Privately owned and operated since 1941, JAG is a licensed general contractor, owner, developer and property manager. A truly vertically integrated real estate development company for three generations.



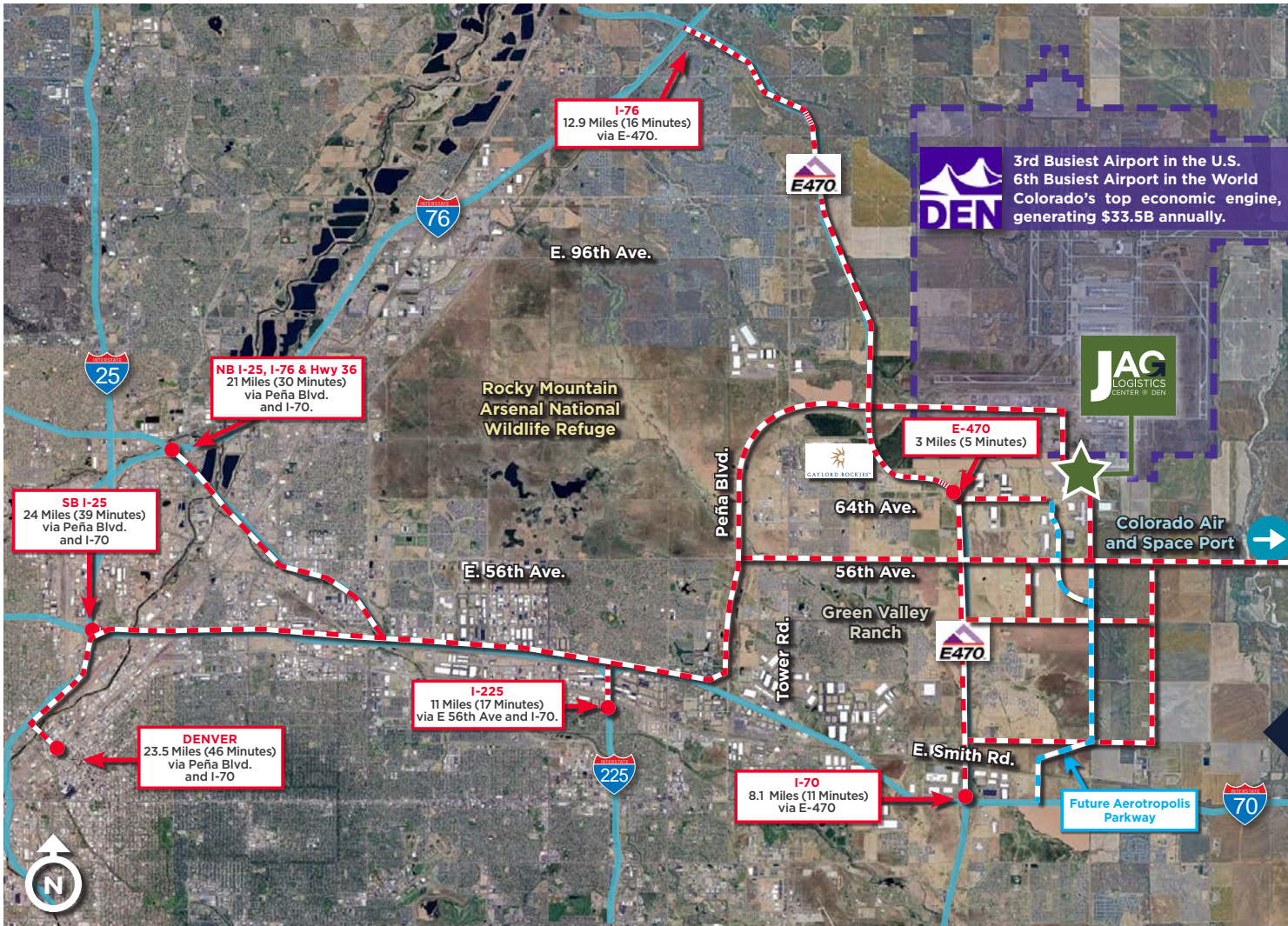
## PUT THE WORLD WITHIN REACH

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.

# 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



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## JAG EAST FUTURE BUILD-TO-SUIT



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