

# JAG

## LOGISTICS CENTER @ DEN

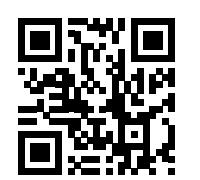


**THE CLOSEST LOGISTICS CENTER TO  
DENVER INTERNATIONAL AIRPORT**

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 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

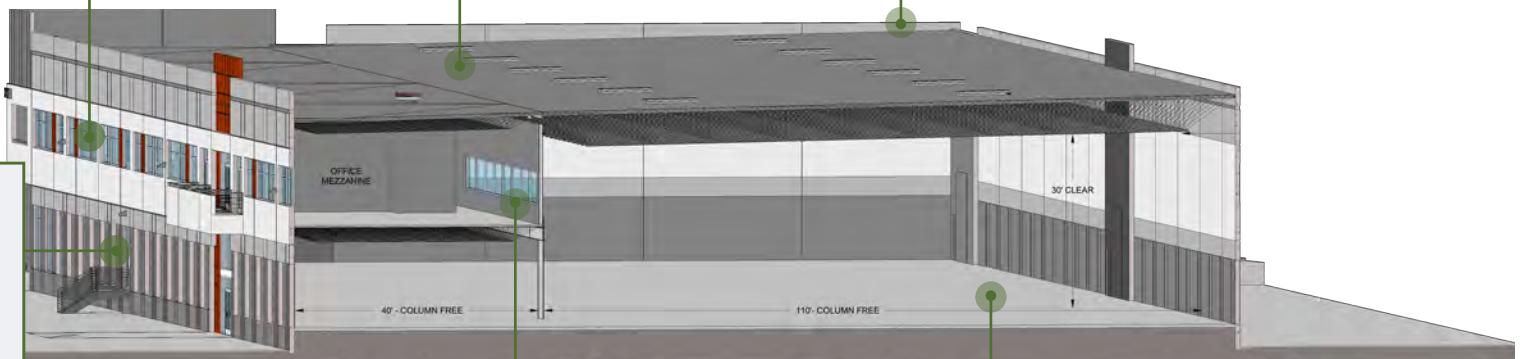
- TPO roof
- Skylights

## 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 1 AVAILABILITY

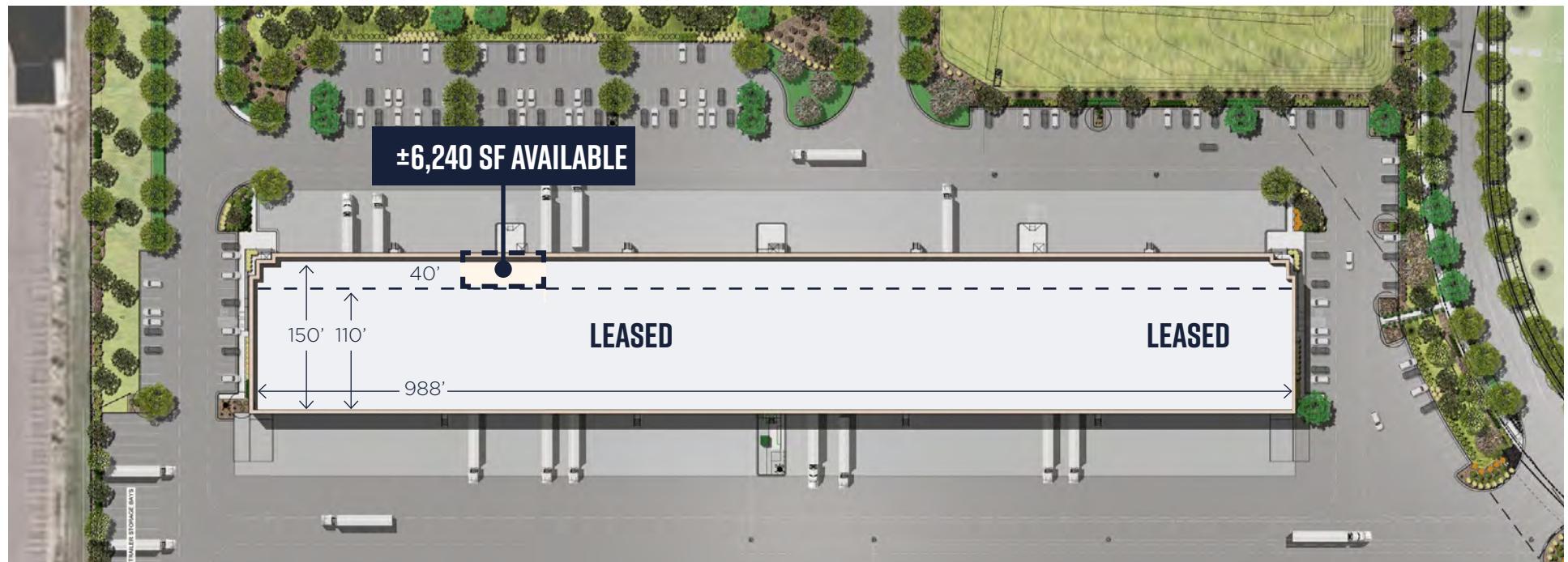
±6,240 SF available now for lease

## FEATURES

- Available mezzanine: ±6,240 SF



MEZZANINE



# BUILDING 2 AVAILABILITY

±52,650 SF available now for lease

## FEATURES

- Available warehouse: ±37,180 SF
- Available mezzanine: ±11,830 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

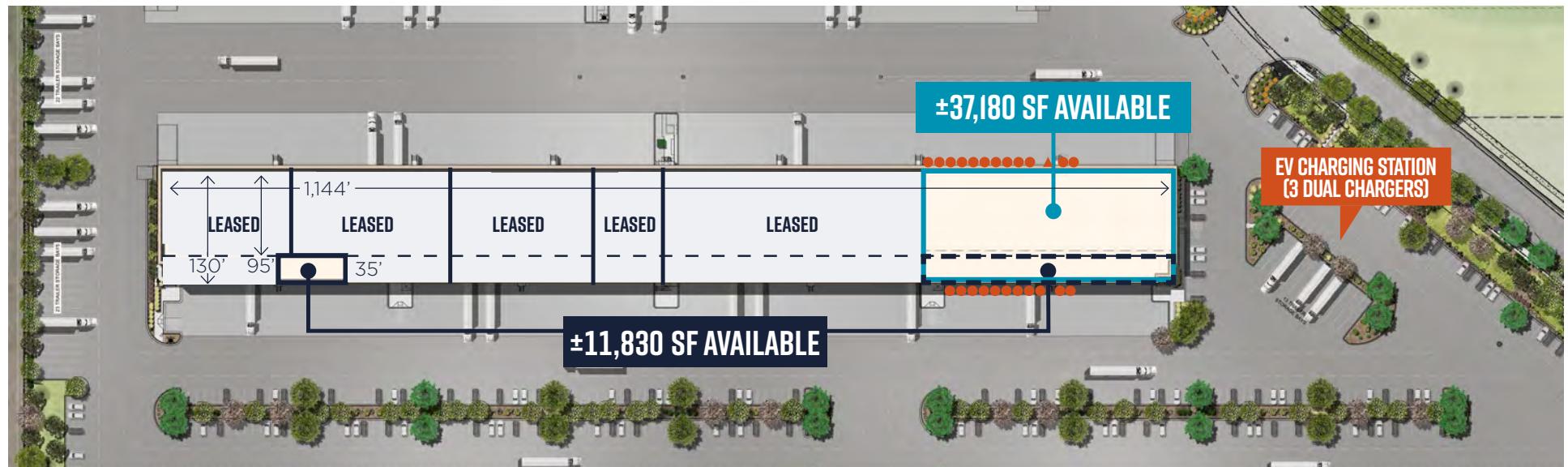


WAREHOUSE

MEZZANINE

▲ DRIVE-IN DOOR

● DOCK-HIGH DOOR



# BUILDING 3 AVAILABILITY

±23,400 SF available now for lease

## FEATURES

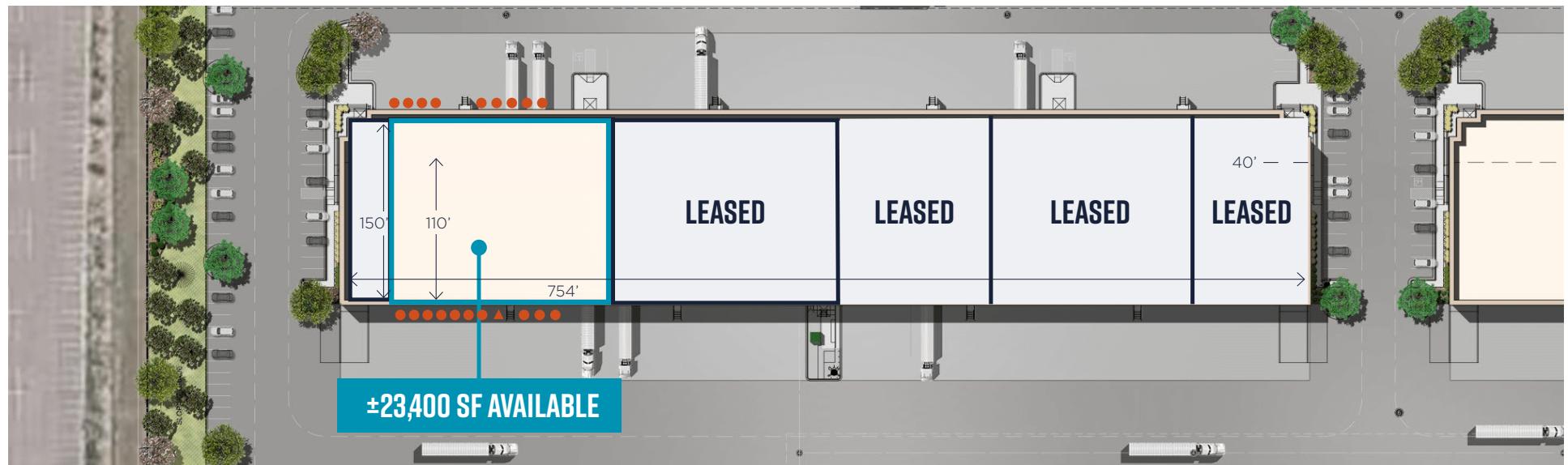
- Available warehouse: ±23,400 SF
- Loading: 19 dock-high doors and 1 drive-in door
- 30' clear height
- Ample trailer and auto parking available
- Total power available: 3,000 Amps, 3-Phase power, 480V



WAREHOUSE

▲ DRIVE-IN DOOR

● DOCK-HIGH DOOR



# BUILDING 4 AVAILABILITY

±56,940 SF available now for lease

## FEATURES

- Available warehouse: ±50,700 SF
- Available mezzanine: ±6,240 SF
- Loading: 40 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

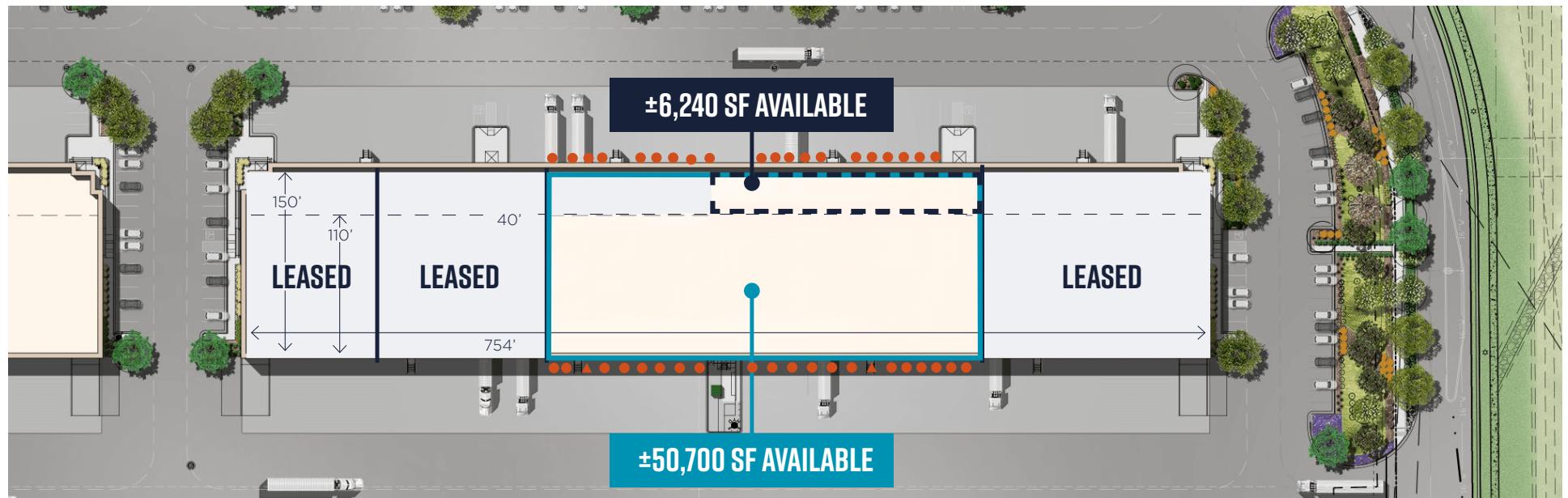


WAREHOUSE

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

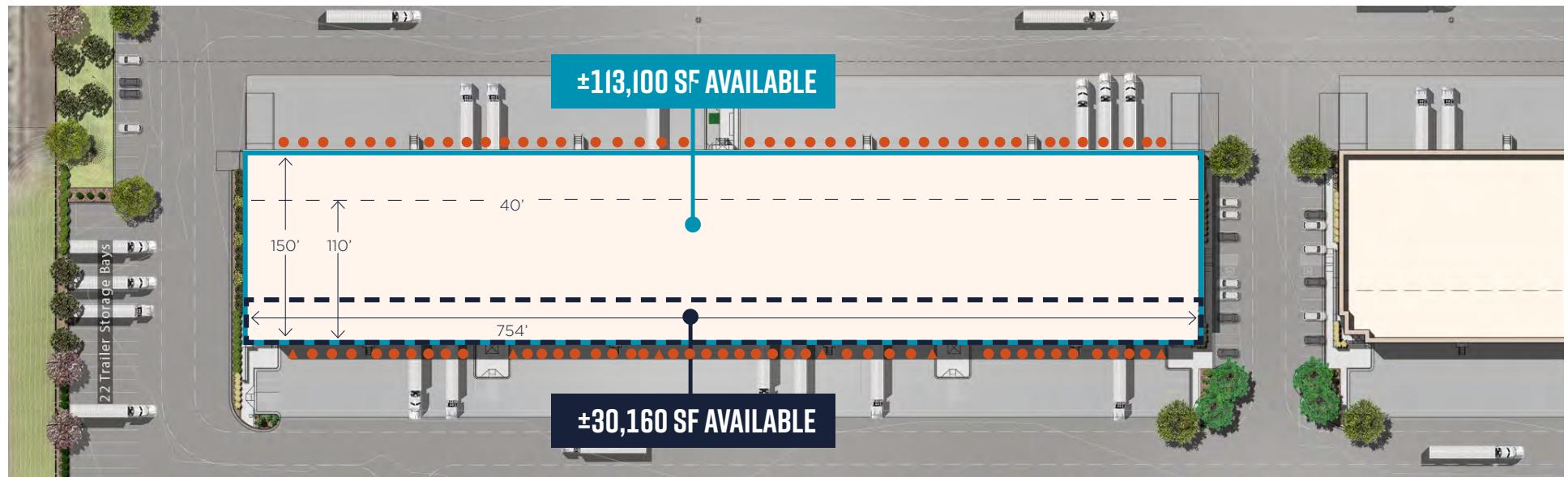


WAREHOUSE

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

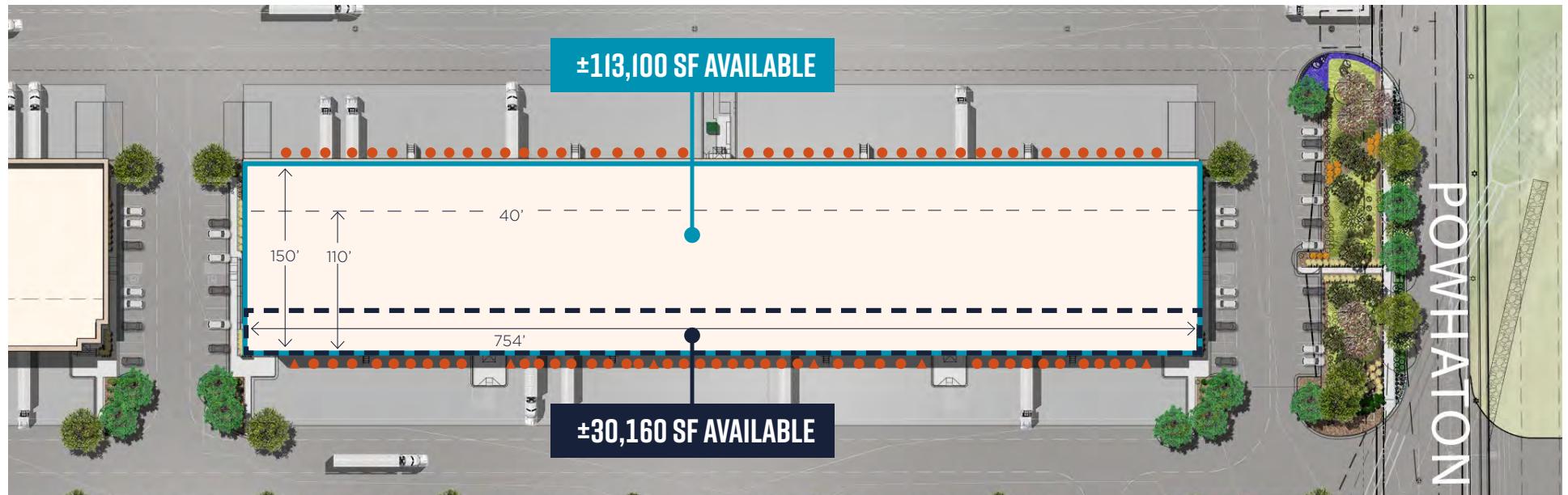


WAREHOUSE

MEZZANINE

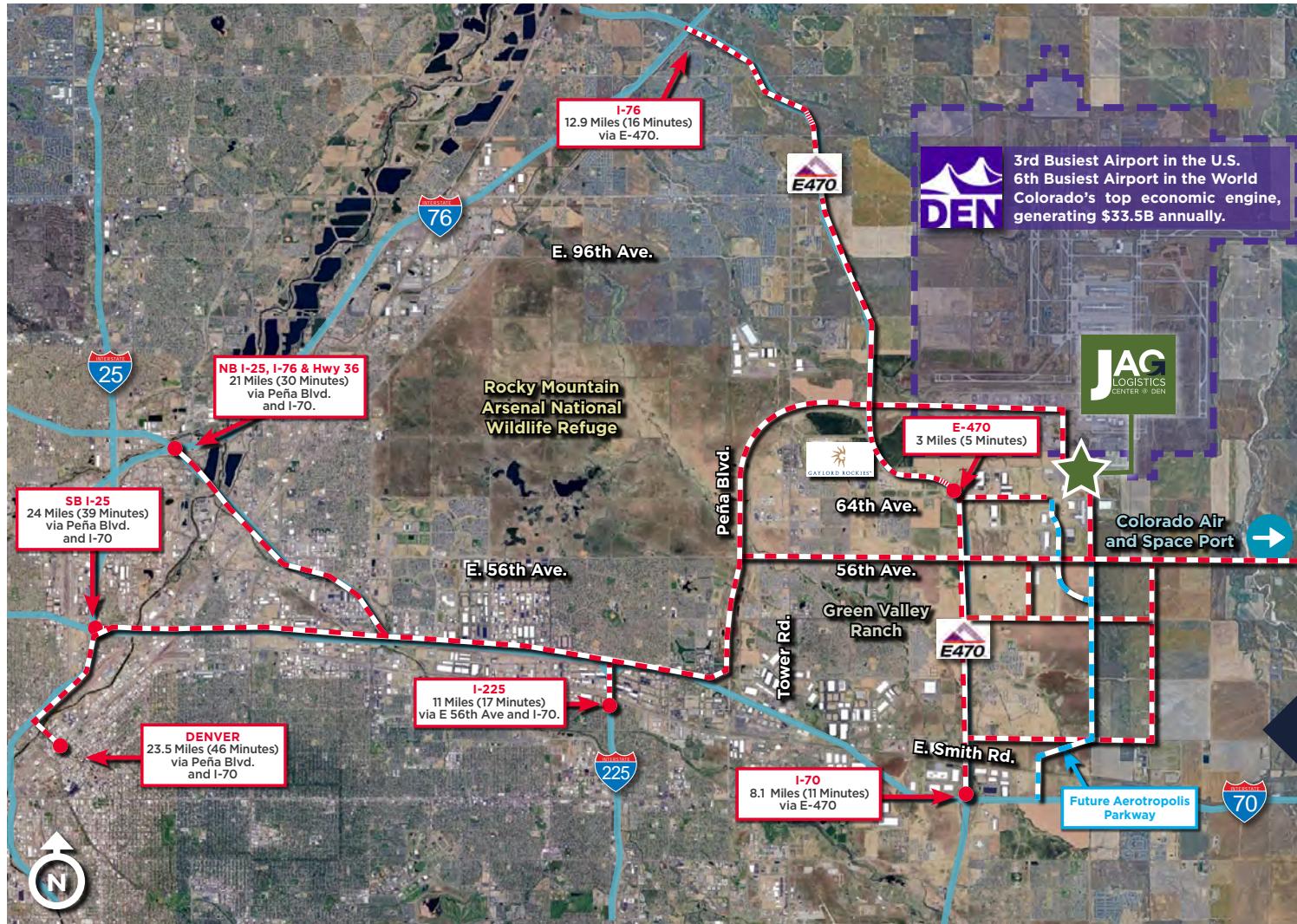
▲ DRIVE-IN DOOR

● 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**

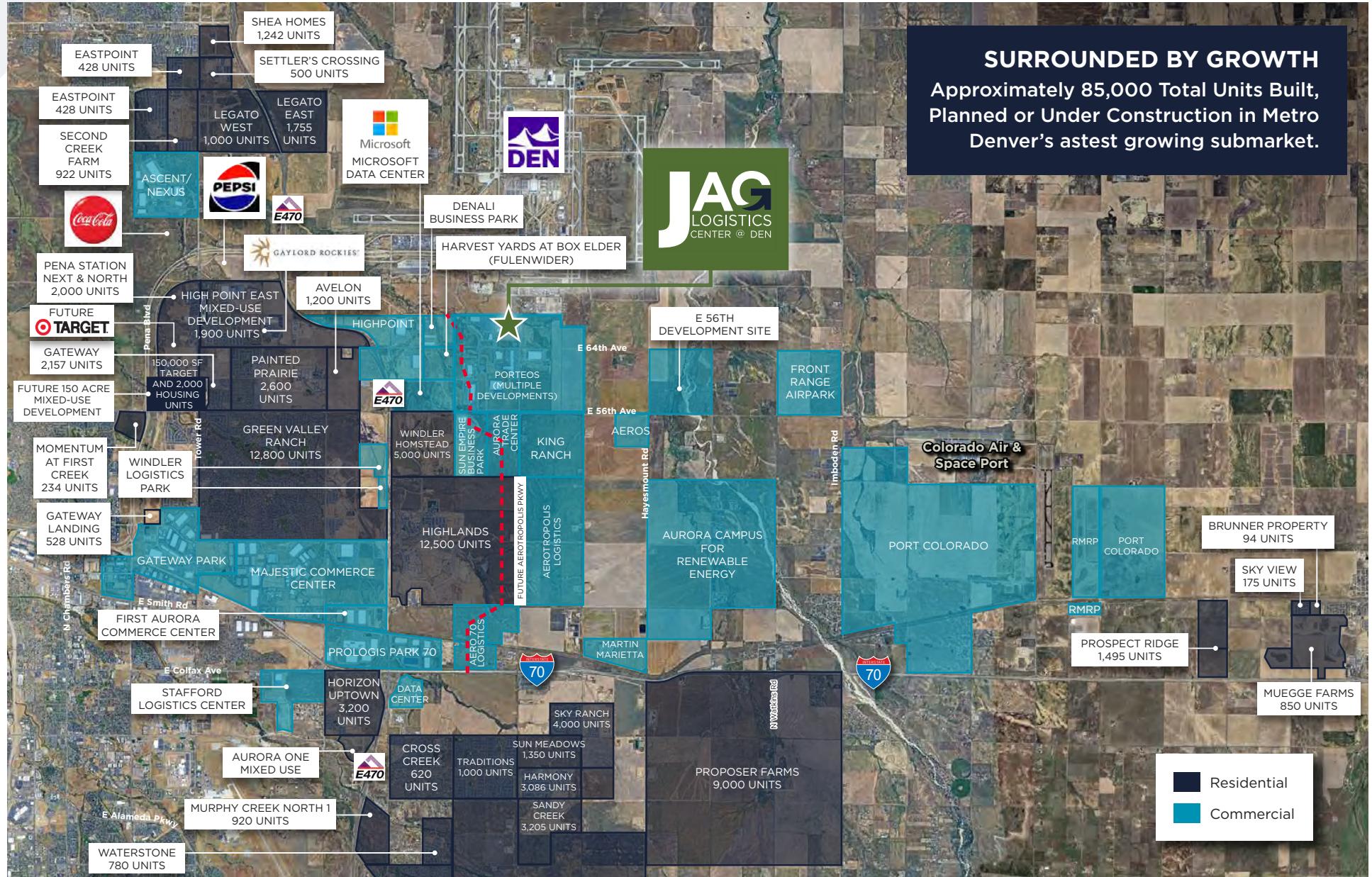
Projected 2040 Population

**\$91,000**

Median Household Income (2023)

\*Source: Adams County Economic Profile 2024

# RESIDENTIAL & COMMERCIAL DEVELOPMENT MAP



# JAG LOGISTICS CENTER @ DEN



## CONTACTS

ALEC RHODES, SIOR  
+1 303 312 4282  
alec.rhodes@cushwake.com

TYLER SMITH, SIOR, CCIM  
+1 303 312 4296  
t.smith@cushwake.com

AARON VALDEZ, SIOR  
+1 303 819 7333  
aaron.valdez@cushwake.com

DANIEL GREEN  
CEO & Co-Managing Partner  
+1 720 617 8901  
dgreen@jagreen.com

## PARTNERSHIPS

### DESIGN TEAM:



### CITY/METRO AREA PARTNERSHIPS:



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