



MAJESTIC COMMCENTER

1,600 Acre Master Planned Business Park | Aurora, CO | www.MCCaurora.com

BUILDING #20 | 279,590 SF CROSS-DOCK | DIVISIBLE TO 130,000 SF

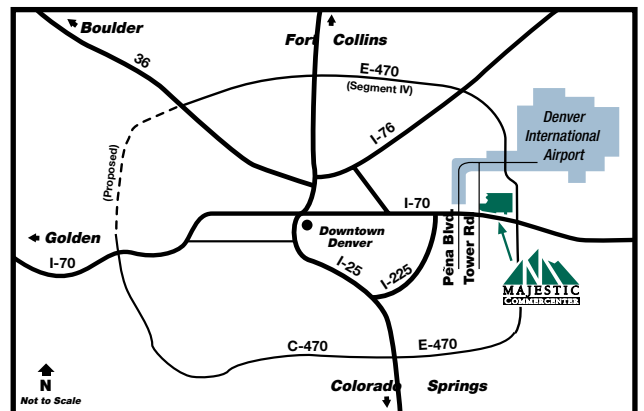
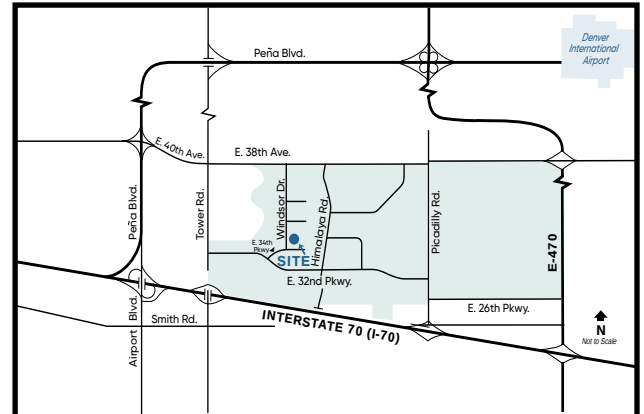


12,642 SF of Office

Building Features - Building 20

- Building Size:** 279,590 Square Feet
- Land Size:** 17.67 Acres
- Construction:** Concrete Tilt-up
- Clearance:** 30' Minimum at First Column
- Sprinkler System:** ESFR
- Lighting:** Energy Efficient LED
- Car Parking:** 129 Spaces (Expandable)
- Trailer Parking:** 36 Spaces (Expandable)
- Loading:** 35 Dock High Doors, (Expandable)
 - 19 Along West Wall; 16 Along East Wall
 - All w/ Levelers and Shelters
 - 2 Drive-In Ramp Doors
- Office:** Main: 10,349 Square Feet
 - Shipping: 1,972 Square Feet
 - Remote RR: 321 Square Feet
- Power:** 2,500 Amps, 277/480 Volt
- Roof:** Single-ply EPDM 45 mil Ballasted with Min R-12.5 Rigid Insulation Board
- Skylights:** 4' x 8' Skylights in Each Bay Providing Tremendous Natural Lighting
- Walls:** Insulated with R-11 from 8' AFF
- Floor:** 6" Concrete with Sealer
- Bay Spacing:** 60' x 60' Bay Spacing; 60' Speed Bay
- Other Amenities:** Cross-Dock Loading

19503 East 34th Drive, Aurora, CO



CONTACT INFORMATION:



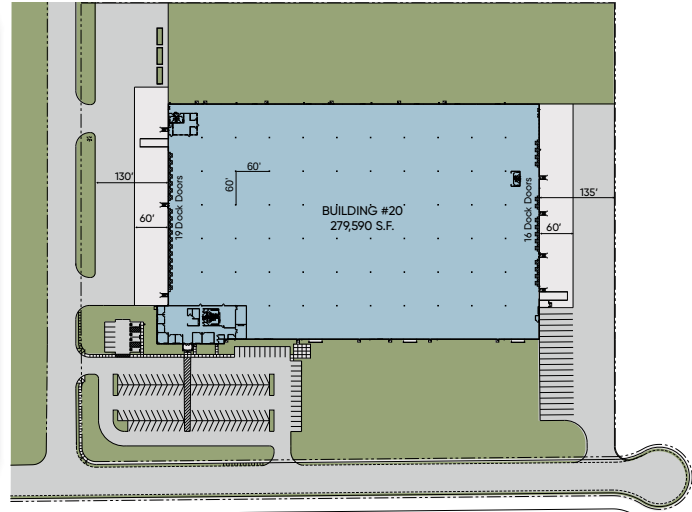
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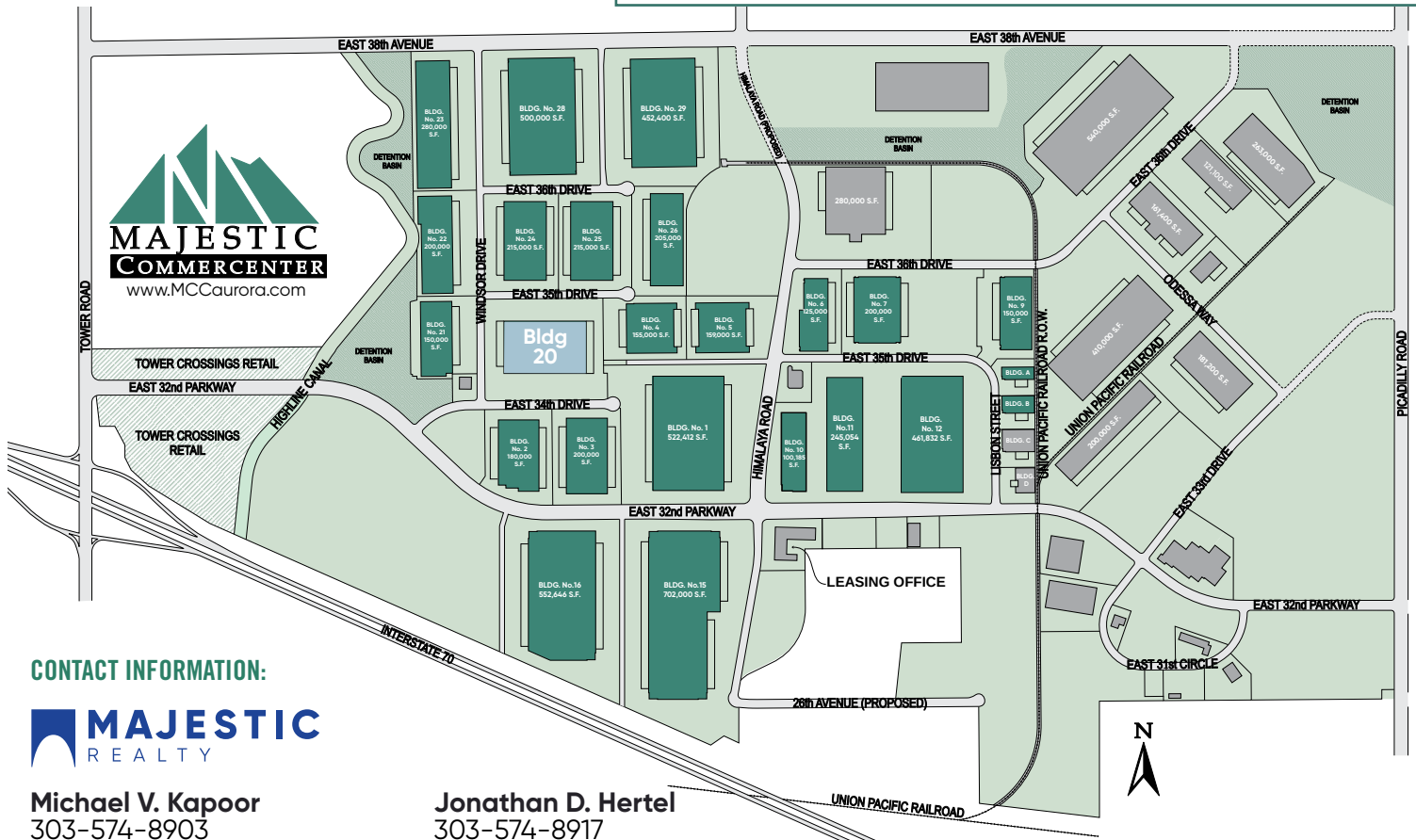
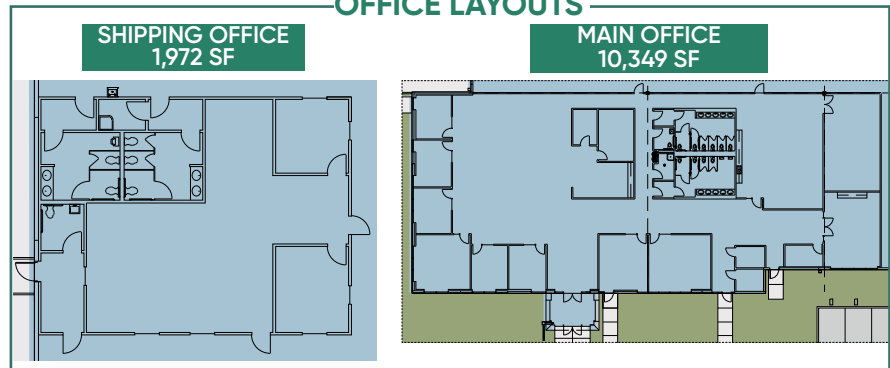
| DIVISIBLE TO 130,000 SF



Majestic Commerceter Features

- 1,600 Acre Master Planned Business Park
- 10 Million Square Feet Developed
- 20,000 to 1,500,000 Square Feet Available
- Spec Product and Build-to-Suit
- Immediate Access to I-70 at Tower Road
- I-70 and E-470 Frontage
- 5 miles South of Denver International Airport
- Federal Opportunity Zone
- Foreign Trade Zone 123
- Xcel Energy Certified Site

OFFICE LAYOUTS



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