



BUILDING #2

35,875 SF

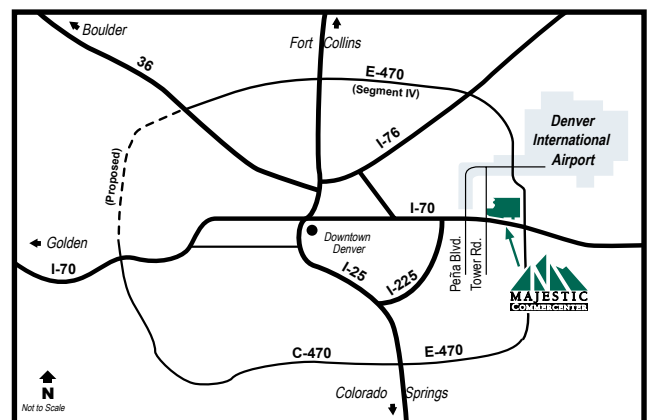
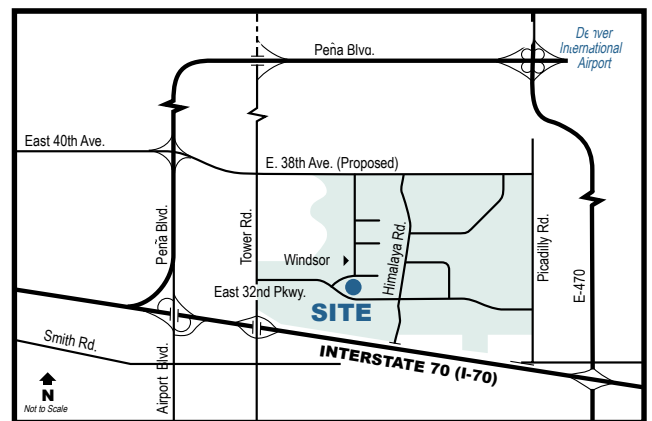
AVAILABLE FOR LEASE



Building Features

- Land Size: 9.03 acres
- Building Size: 180,000 square feet
- Construction: Concrete tilt-up
- Warehouse Lighting: 25' candles
- Clearance: 28' minimum at first column
- Sprinkler System: ESFR; designed to FM Specifications
- Loading: 15 - total dock high doors
1 ground level ramp door
- Power: 400 Amps, 277/480 volt
- Car Parking: 39 spaces available
- Floor: 6" concrete with sealer
- Walls: Insulated with R-11 from 8' above finished floor
- Design: Outstanding architectural detail with generous truck turning radius
- Bay Spacing: 40' x 40' bay spacing
- Skylights: 1% of roof area
- Other Amenities: Single side loading

19531 East 32nd Parkway, Aurora, Colorado



Contact Information:

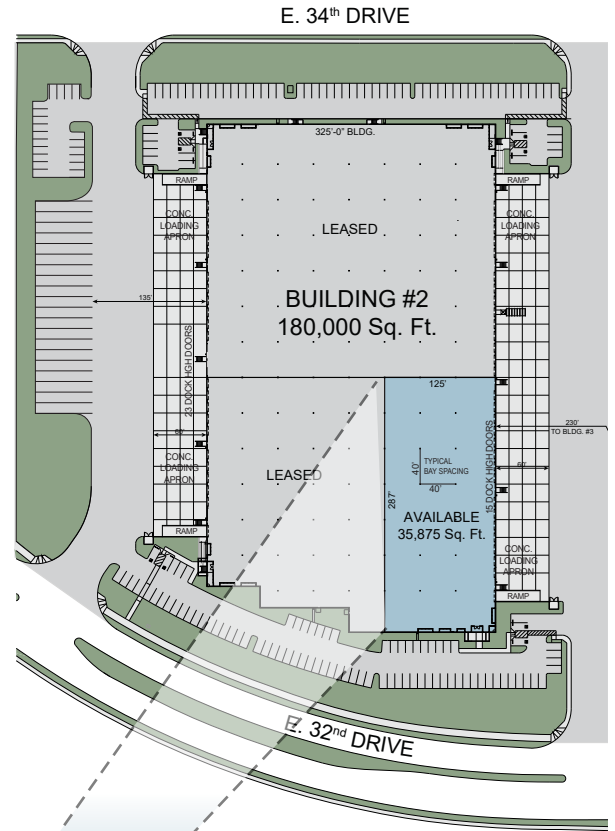
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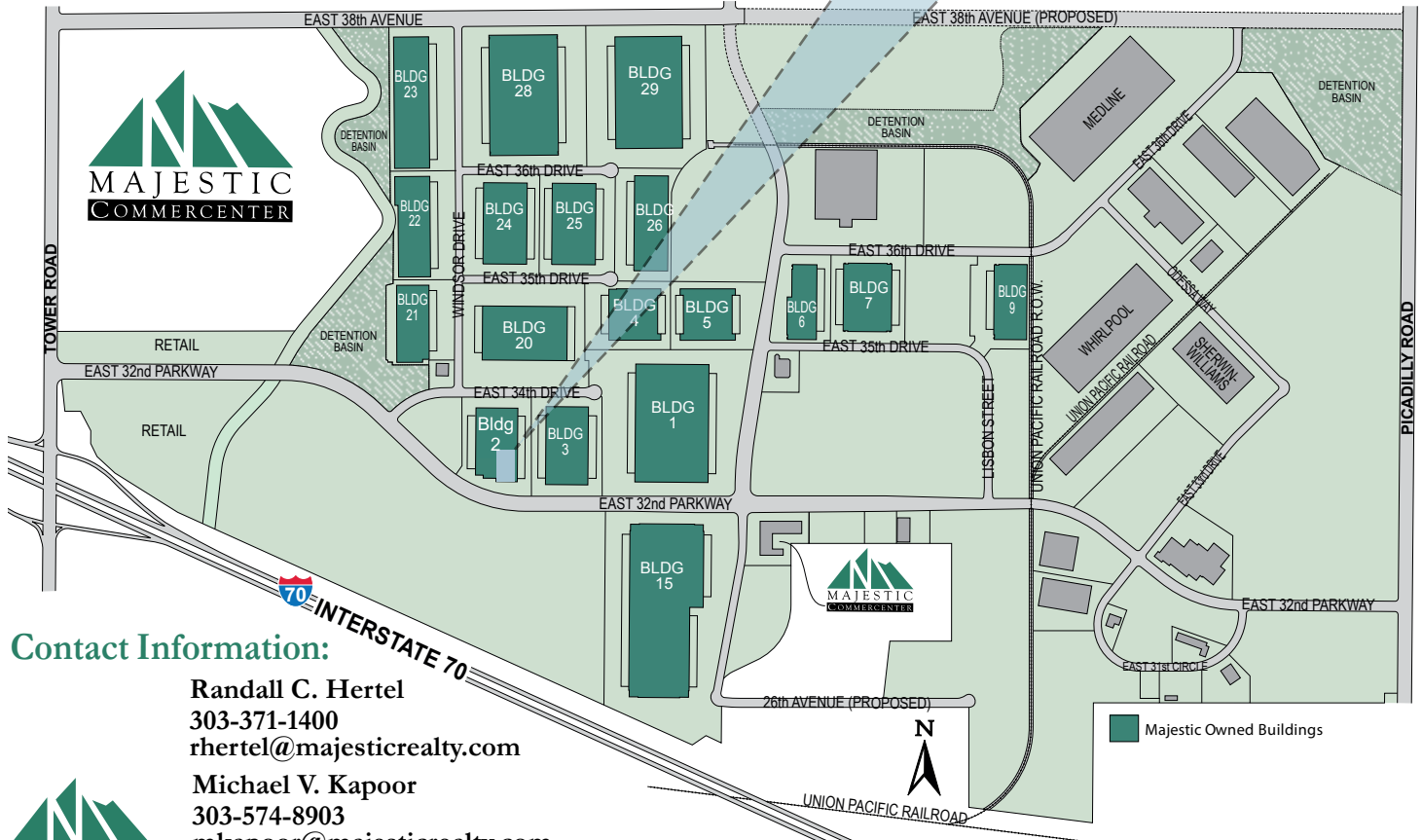
MAJESTIC
REALTY CO.

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Majestic Commercenter Features

- 1,600 Acre Master Planned Business Park
- 7.5 Million Square Feet Developed
- 20,000 to 1,000,000+ 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
- Adams County Enterprise Zone
- Foreign Trade Zone 293
- Xcel Energy Certified Site



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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.