



# MAJESTIC COMMERCIAL

1,600 Acre Master Planned Business Park | Aurora, CO | [www.MCCaurora.com](http://www.MCCaurora.com)

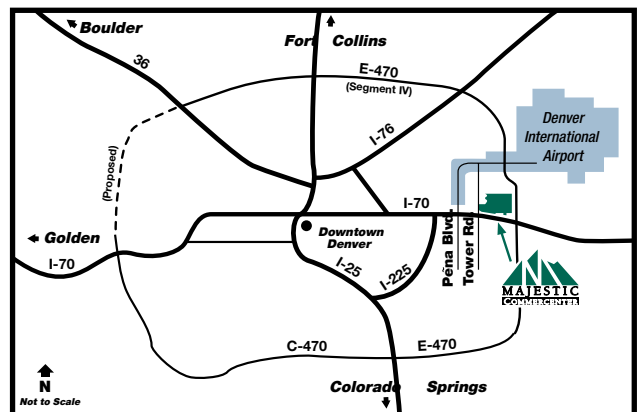
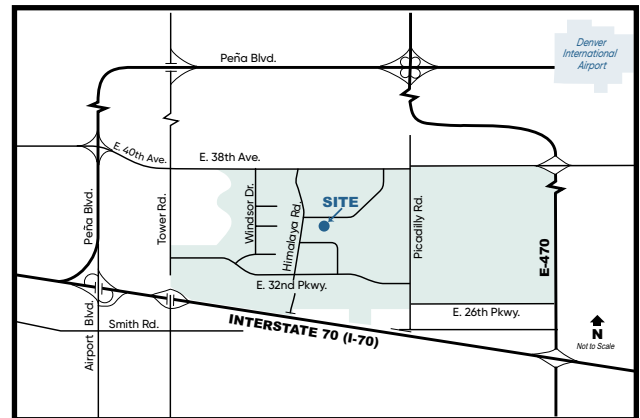
**BUILDING #7 | 47,376 SF - DIVISIBLE TO 21,168 SF & 26,208 SF**



## Building Features - Building 7

- Building Size:** 200,000 Square Feet
- Land Size:** 9.00 Acres
- Construction:** Concrete Tilt-Up
- Clearance:** 30' Minimum at First Column
- Divisible:** To 21,000 SF & 26,000 SF
- Sprinkler System:** ESFR
- Trailer Parking:** 7 (Expandable)
- Car Parking:** 64 Total
- Loading:** 8 Dock High Doors w/Edge of Dock Levelers, Seals or Shelters, and Lights  
2- 12' x 14' Ground Level Ramps
- Office:** To Suit
- Power:** 600 Amps, 277/480 Volt, 3 Phase
- Roof:** Single-ply EPDM 45 Mil Ballasted w/  
Minimum R-12.5 Rigid Insulation Board
- Skylights:** 4' x 8' Skylight in Each Bay Providing  
Tremendous Natural Light
- Walls:** Insulated with R-11 from 8' Above  
Finished Floor
- Floor:** 6" Concrete With Sealer
- Bay Spacing:** 40' x 40' Bay Spacing w/ 48' Speed  
Bay
- Other Amenities:** Cross Dock or Single Side Loading

20321 - 20431 E. 35th Dr., Aurora, Colorado



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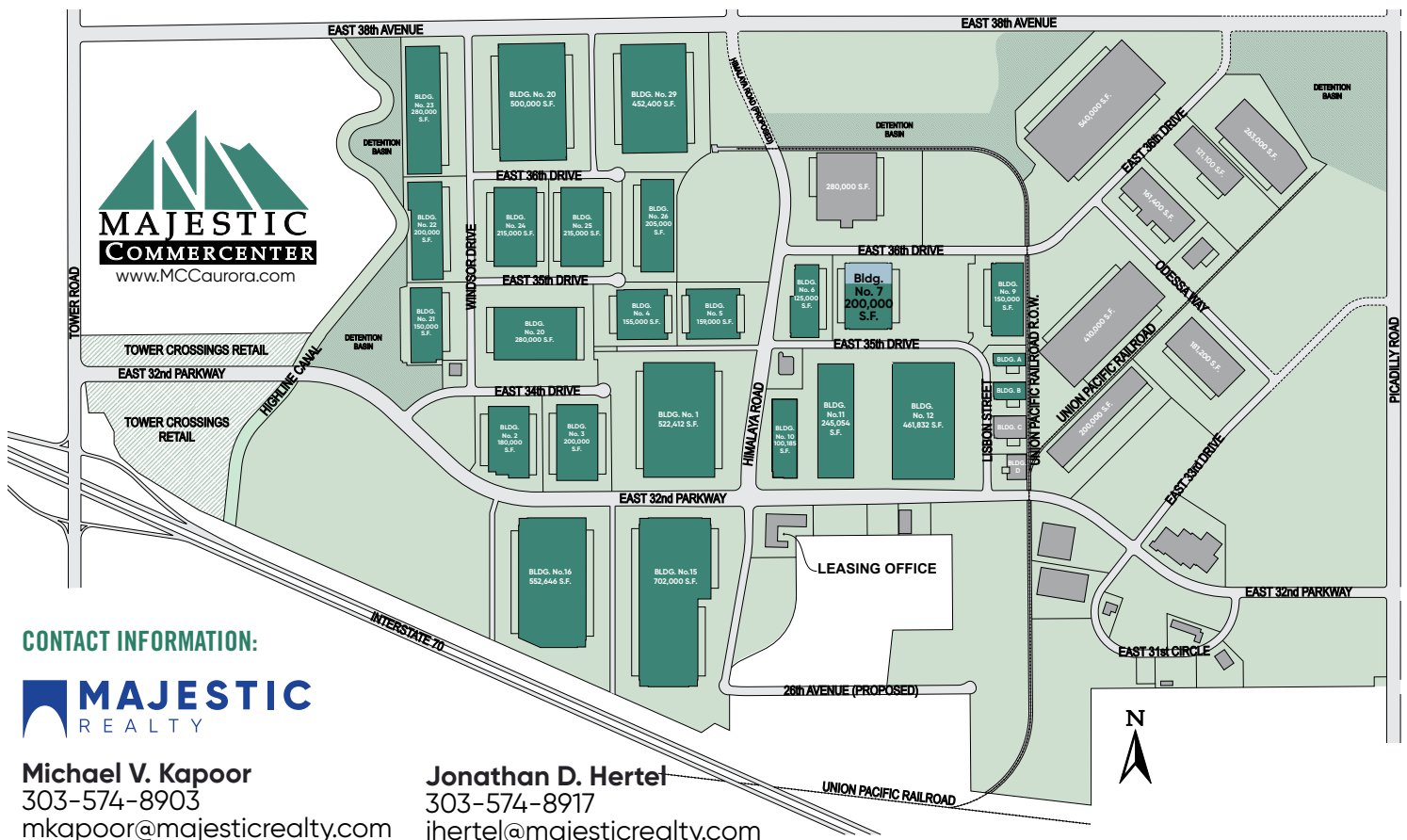
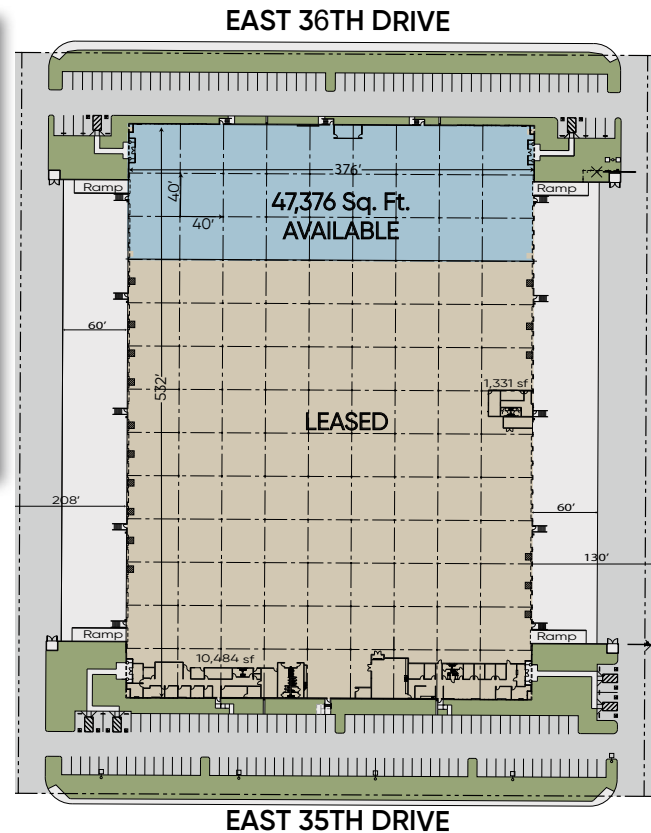
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### Majestic Commerceter Features

- 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
- Adams County Enterprise Zone
- Foreign Trade Zone 293
- Xcel Energy Certified Site



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