



MAJESTIC
COMMERCIAL CENTER

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

BUILDING #7

26,133 SF (EXPANDABLE)

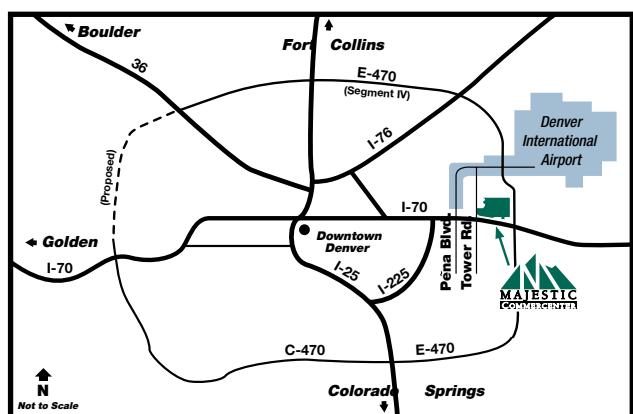
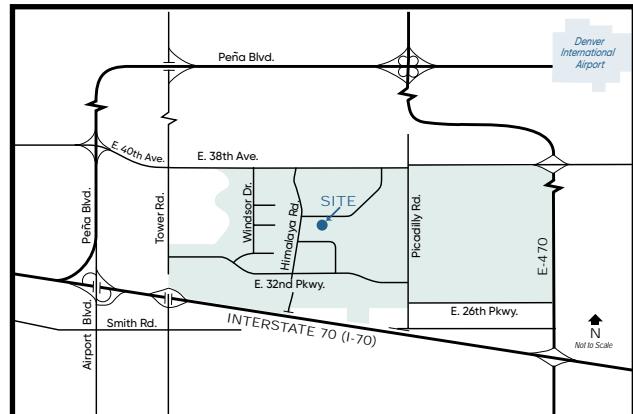
FOR LEASE



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
Sprinkler System: ESFR
Trailer Parking: 7 (Expandable)
Car Parking: 32 Total
Loading: 4 Dock High Doors w/Edge of Dock Levelers, Seals, and Lights
1- 12' x 14' Ground Level Ramp
Office: 2,118 SF
Power: 300 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: Fenced and Secured Loading and Trailer Parking

20321 E. 35th Dr., Ste. 400, Aurora, Colorado



CONTACT INFORMATION:



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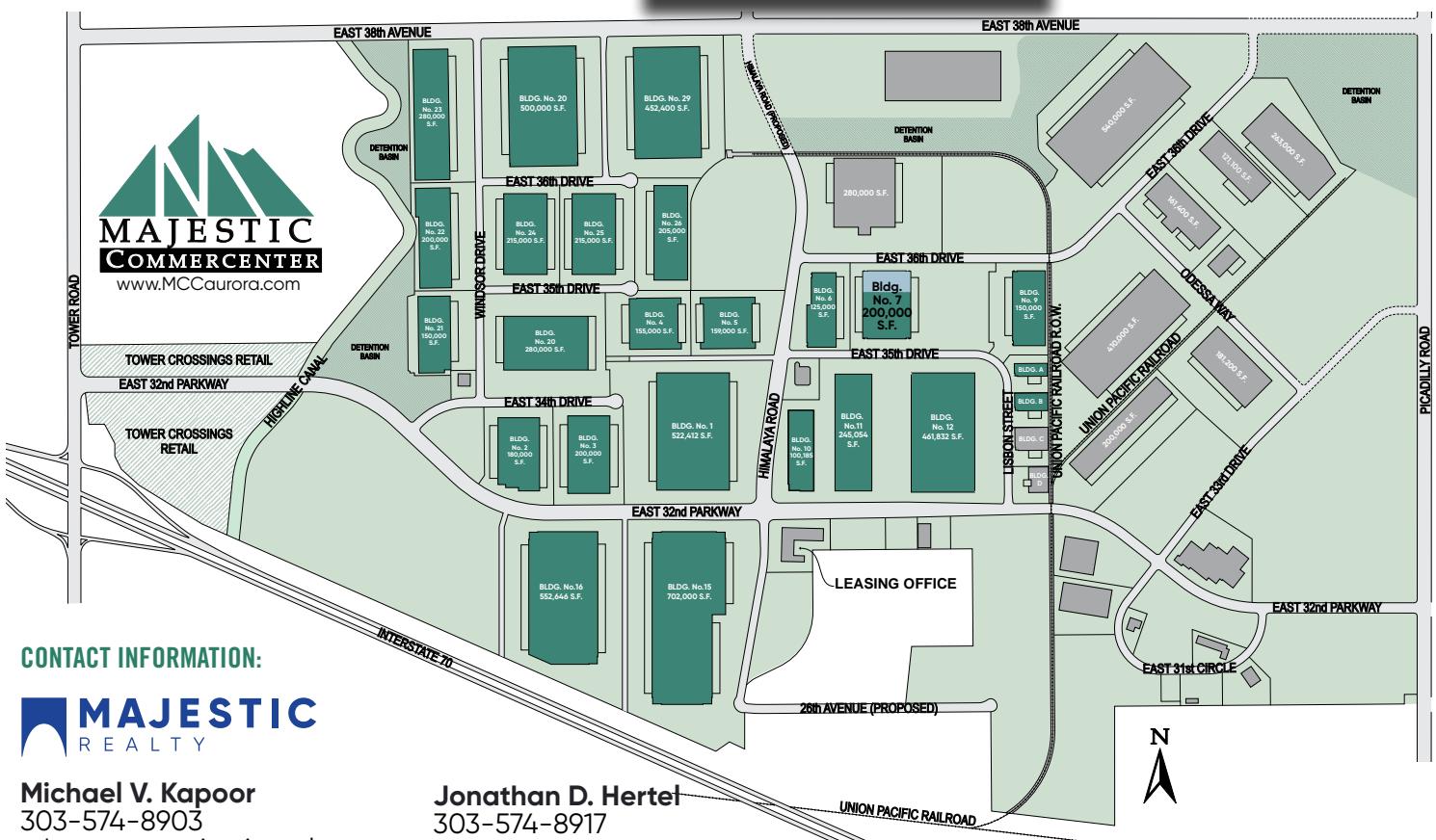
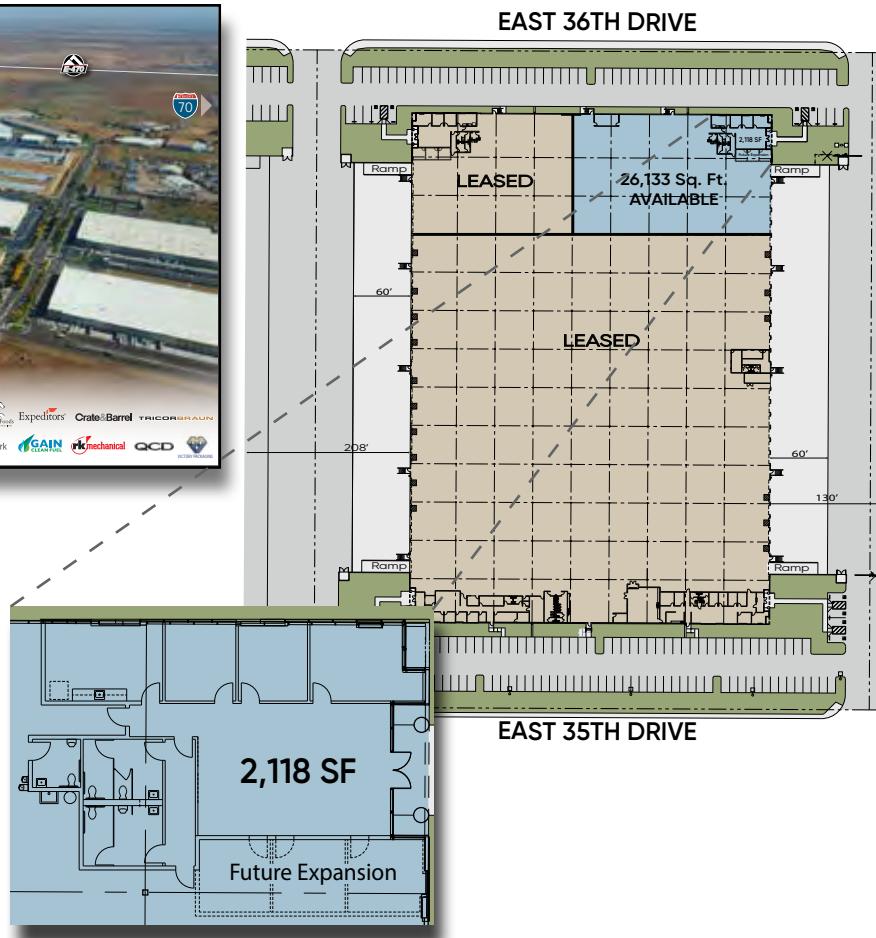
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Majestic Commercenter Features

- 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 123
- Xcel Energy Certified Site



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