



MAJESTIC COMMERCENTER

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

BUILDING #12 | **461,832 SF - CROSS DOCK** | **DIVISIBLE TO 113,000 SF**

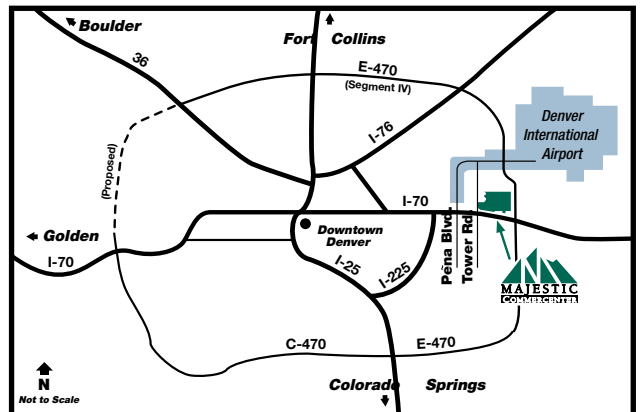
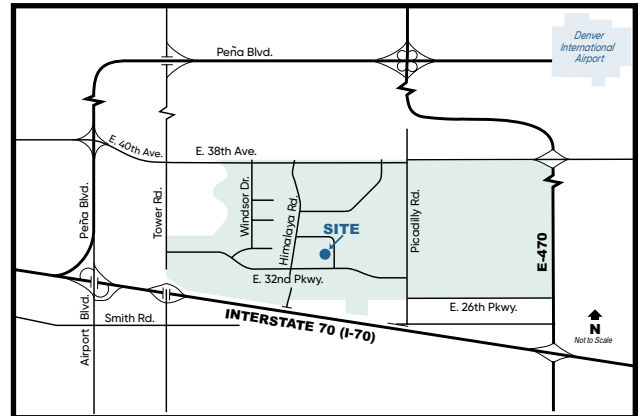


NEW 3,702 SF Office Space

Building Features - Building 12

- Building Size:** 461,832 Square Feet
- Land Size:** 23.59 Acres
- Construction:** Concrete Tilt-Up
- Clearance:** 36' Minimum at First Column
- Divisible:** To 113,000 Square Feet
- Sprinkler System:** ESFR
- Trailer Parking:** 117 Total
- Car Parking:** 381 Total
- Loading:** 97 Dock High Doors; 4 Drive-In Doors
- Office:** 3,702 Square Feet (Expandable)
- Power:** 4,000 Amps, 277/480 Volt, 3 Phase
- Roof:** Single-ply TPO 60 mil with R-30 Rigid Insulation Board
- Skylights:** 4' x 8' Skylight in each Bay Providing Tremendous Natural Light
- Walls:** Insulated with R-11 Floor to Ceiling
- Floor:** 7" Concrete With Sealer
- Bay Spacing:** 50' x 52' Bay Spacing; 60' Speed Bay
- Other Amenities:** Can be Fenced and Enclosed Common Private Drive

20600 E. 35th Dr., Aurora, CO



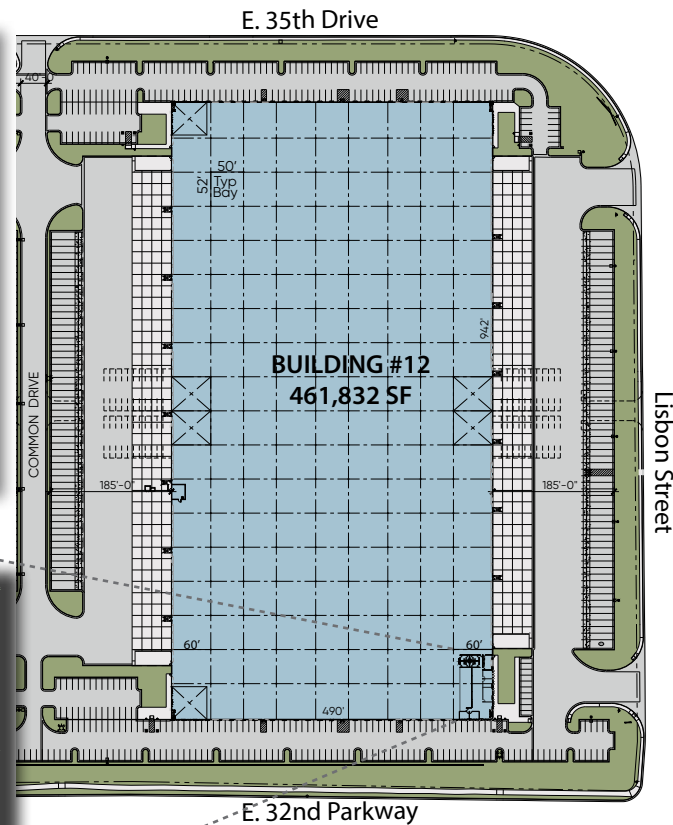
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- 1,600 Acre Master Planned Business Park
- 10 Million Square Feet Developed
- 20,000 to 1,500,000 Square Feet Available
- Spec Product and Build-to-Suit
- Immediate Access to I-70 at Tower Road
- I-70 and E-470 Frontage
- 5 miles South of Denver International Airport
- Federal Opportunity Zone
- Adams County Enterprise Zone
- Foreign Trade Zone 293
- Xcel Energy Certified Site

