



MAJESTIC COMMERCIAL

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

BUILDING #10

25,268 SF

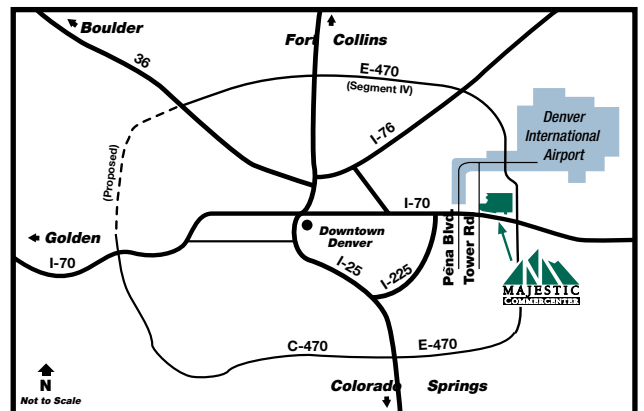
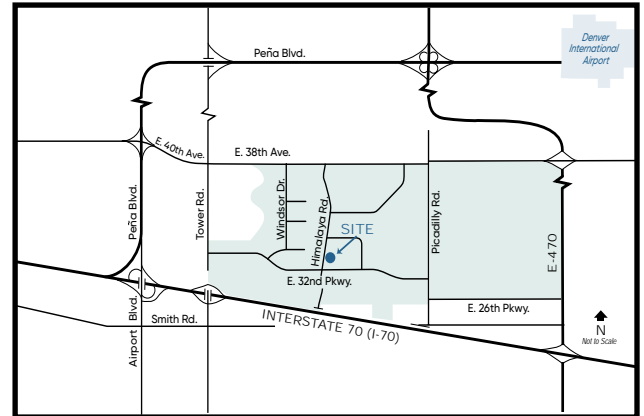
AVAILABLE FOR LEASE



Building Features - Building 10

- Building Size:** 100,130 SF
- Land Size:** 7.65 Acres
- Construction:** Concrete Tilt-up
- Clearance:** 28' Minimum at First Column
- Sprinkler System:** ESFR
- Car Parking:** 55 Total
- Loading:** 9 Dock High Doors; 1 Drive-In Door
- Office:** 2,640 SF
- Power:** 700 Amps, 480V, 3 Phase
- Roof:** Single-ply TPO 60 mil with R-30 Rigid Insulation Board
- Skylights:** 4' x 8' Skylights in Each Bay Providing Tremendous Natural Lighting
- Walls:** Insulated with R-11 from 8' Above Finished Floor
- Floor:** 6" Concrete with Sealer
- Bay Spacing:** 50' x 52' Bay Spacing; 60' Speed Bay
- Other Amenities:** Can be Fenced and Enclosed

3250 N. Himalaya Rd., Ste.100, Aurora, CO



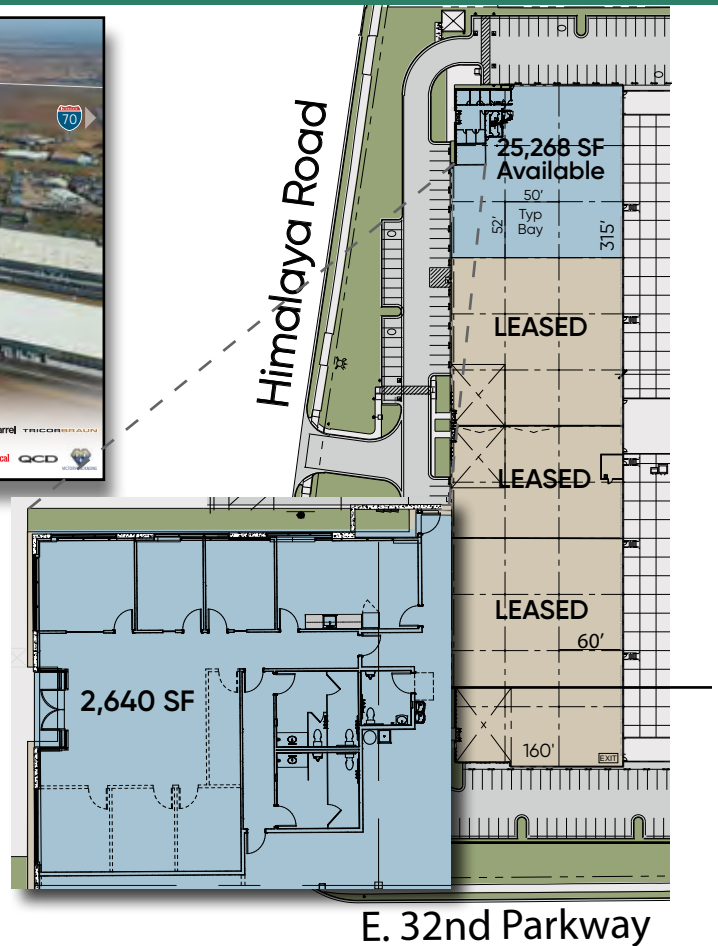
CONTACT INFORMATION:



Michael V. Kapoor
303-574-8903
mkapoor@majesticrealty.com

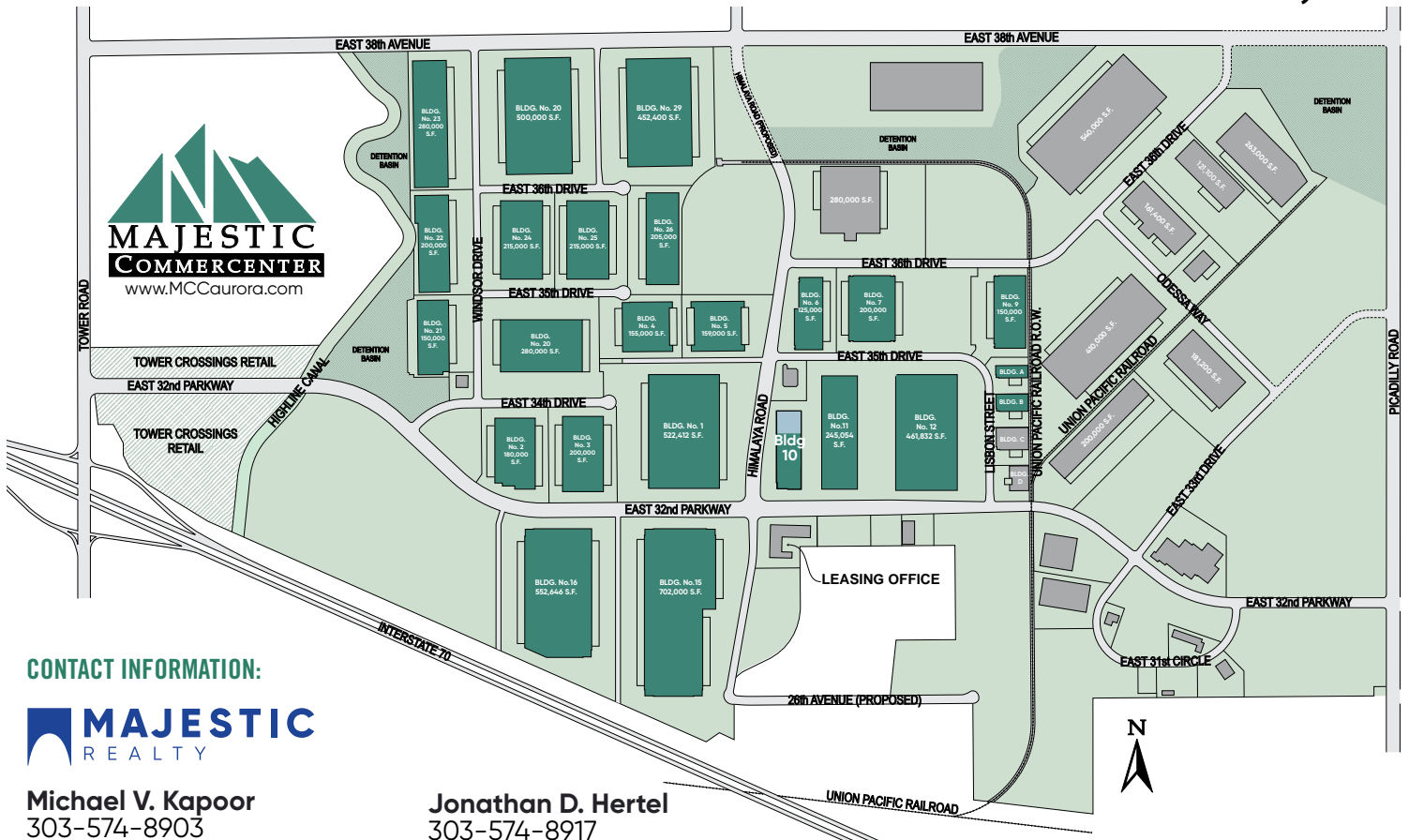
Jonathan D. Hertel
303-574-8917
jhertel@majesticrealty.com

20100 E. 32nd Pkwy, Ste. 150, Aurora, CO 80011
Main: 303-371-1400
www.majesticrealty.com



Majestic Commercenter Features

- 1,600 Acre Master Planned Business Park
- 10 Million Square Feet Developed
- 25,000 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



CONTACT INFORMATION:



Michael V. Kapoor
 303-574-8903
 mkapoor@majesticrealty.com

Jonathan D. Hertel
 303-574-8917
 jhertel@majesticrealty.com

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.