



MAJESTIC
COMMERCIAL CENTER

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

BUILDING #5

33,999 SF

AVAILABLE FOR LEASE



Building Features - Building 5

Building Size: 159,047 SF
Land Size: 23.59 Acres
Construction: Concrete Tilt-Up
Clearance: 32' Minimum at First Column
Sprinkler System: ESFR; Designed to FM Specifications
Trailer Parking: Up to 10 Spaces
Car Parking: Approximately 40 Spaces
Loading: 6 Dock High Doors; 1 (14' x 16') Ground Level Ramp
Office: 3,019 SF
Power: To Suit
Roof: Single-ply TPO 60 mil with R-30 Rigid Insulation Board
Skylights: 1% of Roof Area
Walls: Insulated with R-11 from 8' Above Finished Floor
Floor: 7" Concrete With Sealer
Bay Spacing: 50' x 52' Bay Spacing; 60' Speed Bay
Other Amenities: Single Side Loading

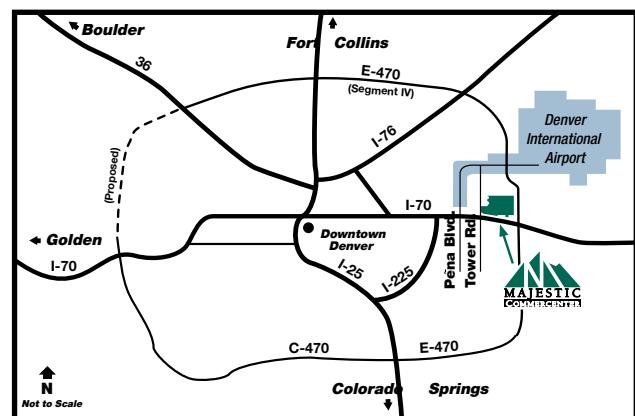
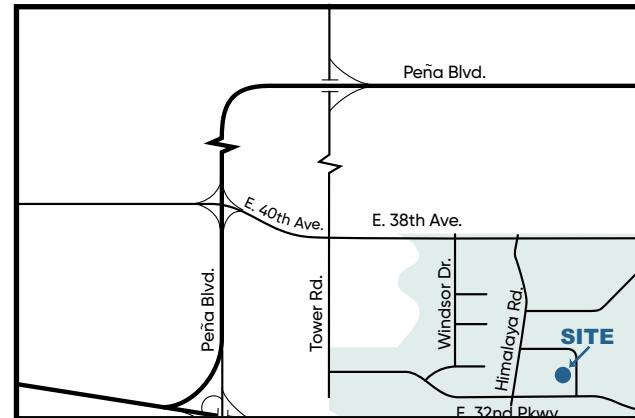
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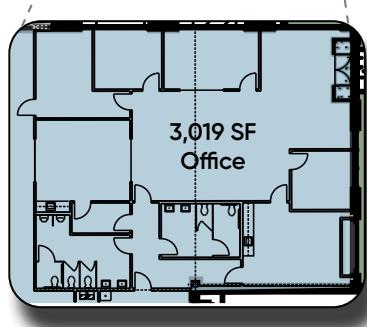
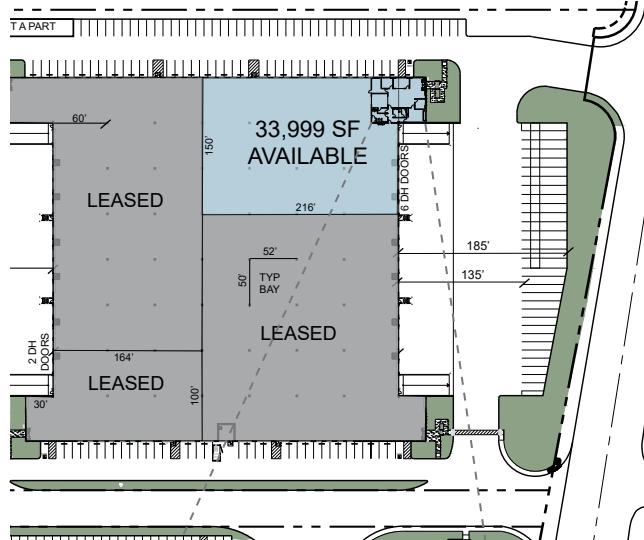
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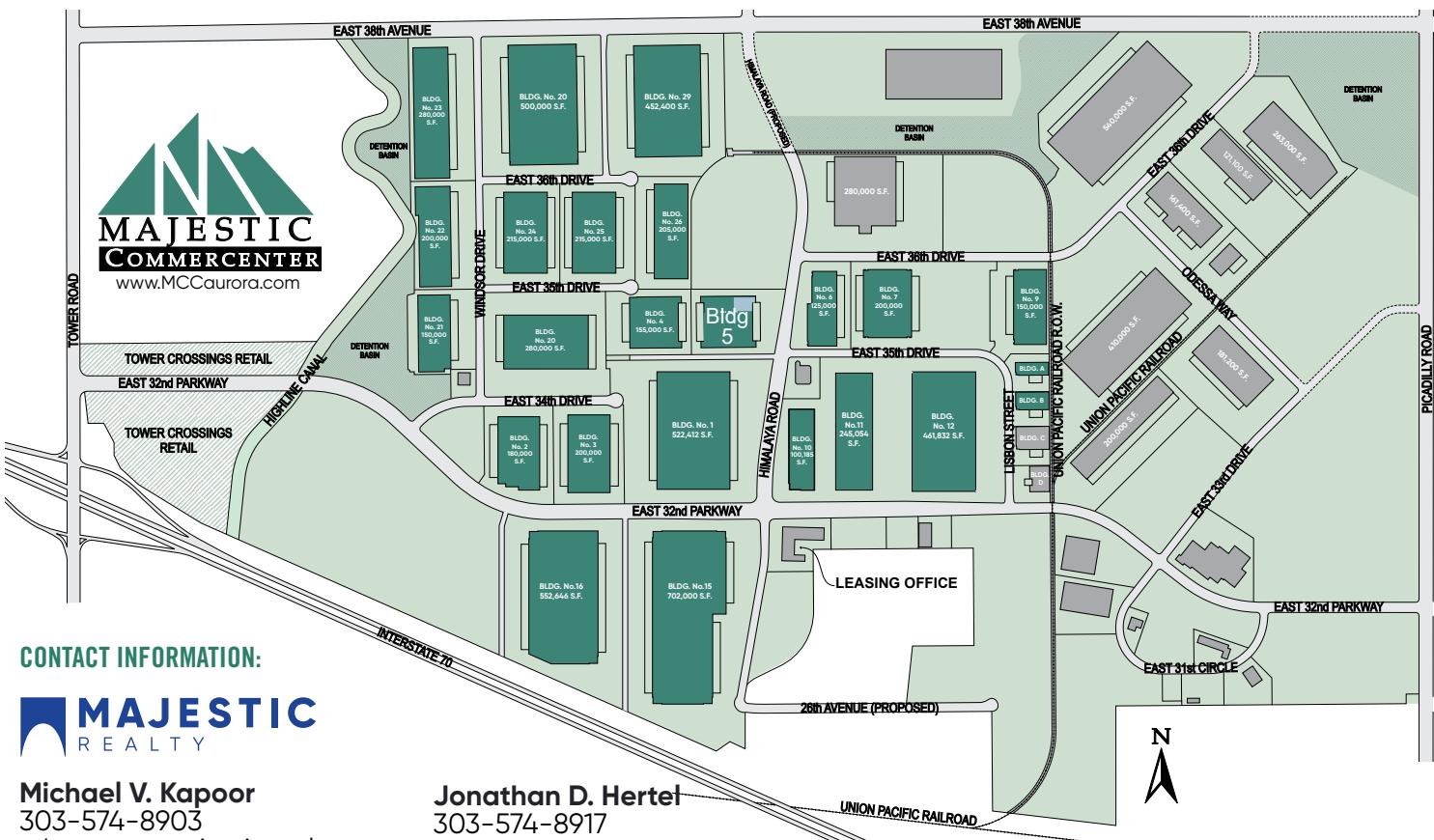


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Majestic Commercenter Features

- 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



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