



BUILDING #22

64,835 SF

AVAILABLE FOR LEASE



### Building Features

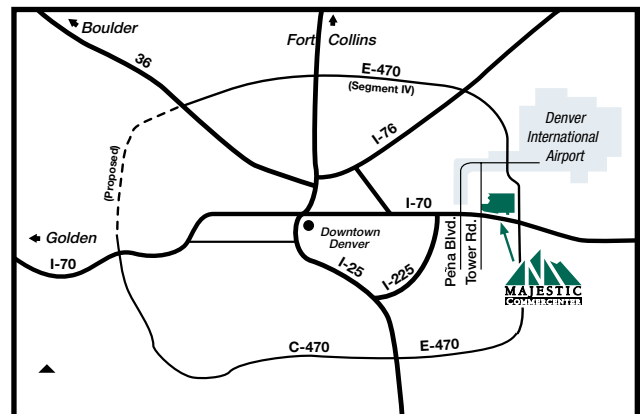
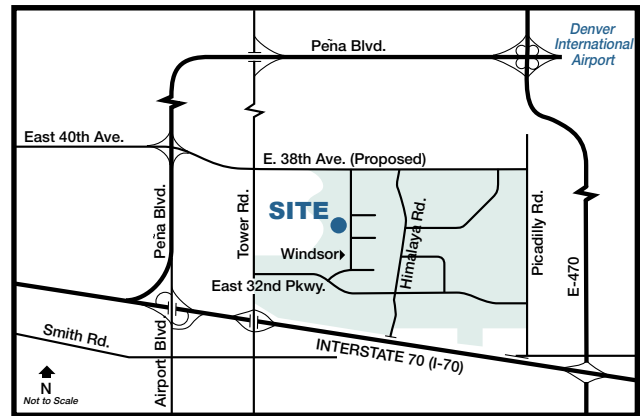
- Land Size:** 9.52 acres
- Building Size:** 200,000 SF
- Clearance:** 30'
- Construction:** Concrete tilt-up
- Sprinkler System:** ESFR; designed to FM specifications
- Loading:** 12 dock high doors; 5 with levelers, and 12 with dock shelters
- Office:** 2,622 Sq. Ft.
- Warehouse Lighting:** 25 Foot Candles
- Power:** 3 Phase/400 Amp/480 Volt
- Trailer Parking:** Up to 11 Spaces
- Car Parking:** 32 spaces expandable
- Roof:** Single-ply EDM 45 mil ballasted with minimum R-125 rigid insulation board
- Skylights:** 1% of roof area
- Walls:** Insulated with R-11 from 8' above finished floor
- Floor:** 6" concrete with sealer
- Bay Spacing:** 50' x 50' bay spacing
- Other Amenities:** Front load design with trailer parking

**Contact Information:** **Randall C. Hertel**  
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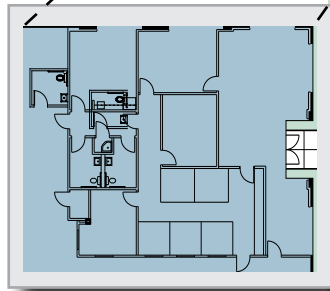
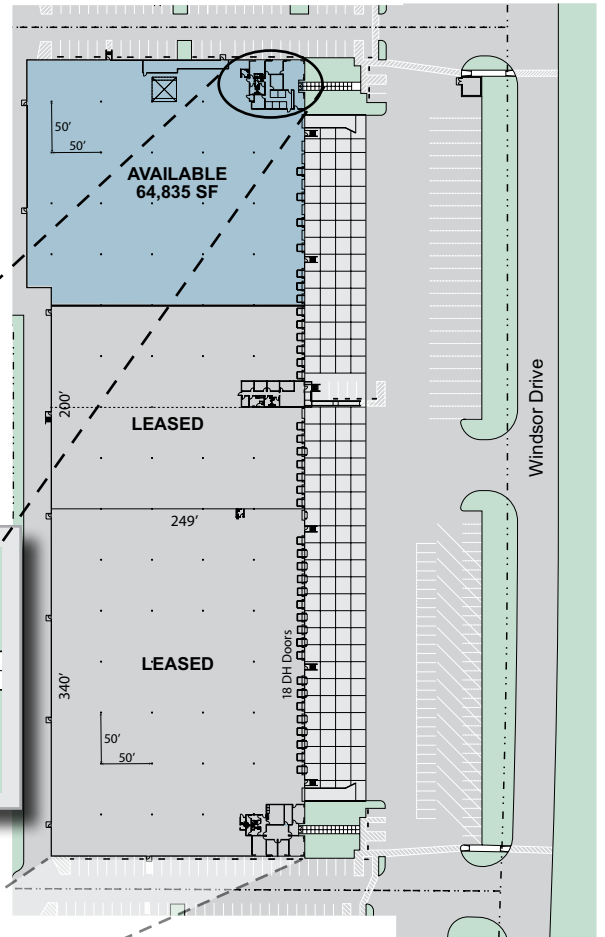
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3593 North Windsor Drive, Aurora, Colorado

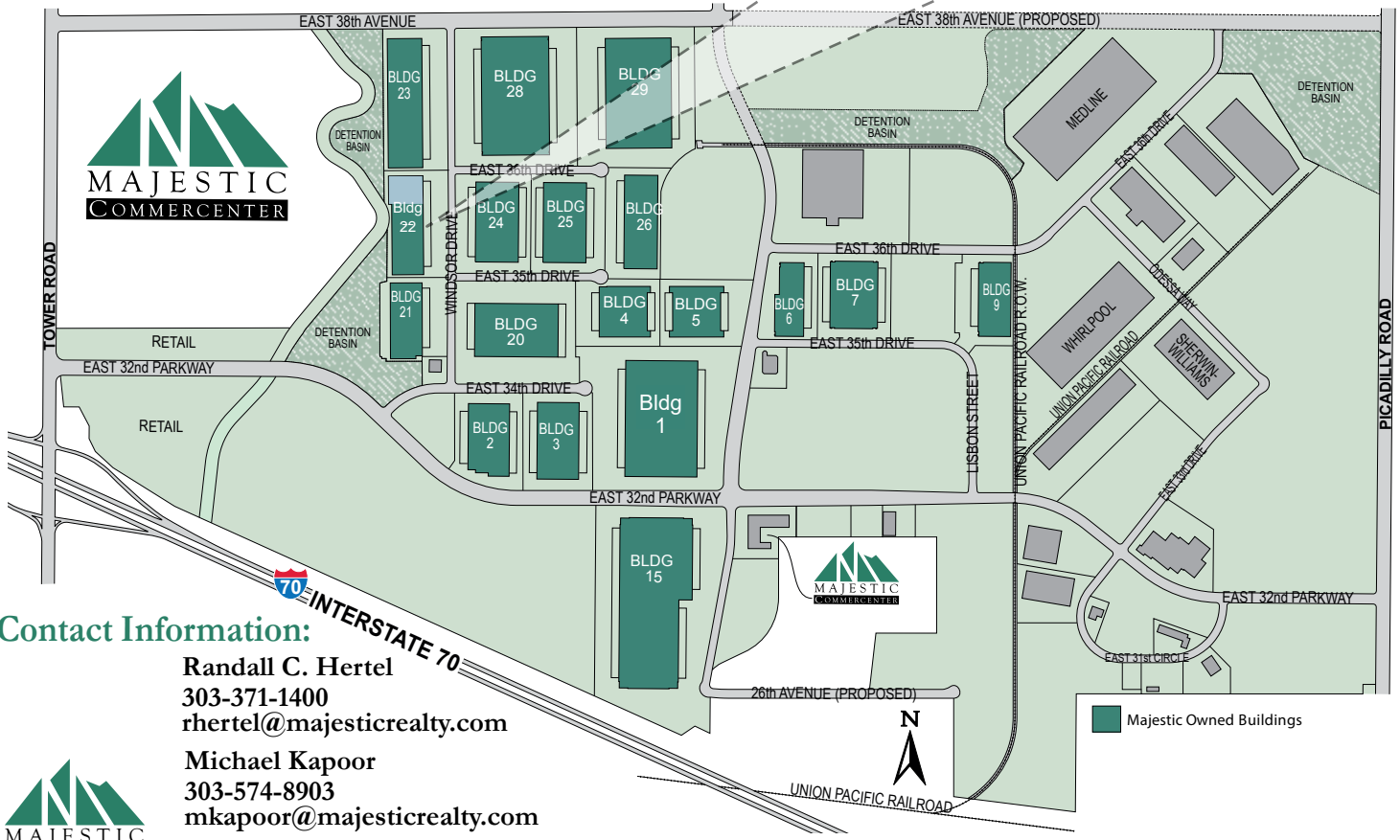


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### Majestic Commercenter Features

- 1,600 Acre Master Planned Business Park
- 7.5 Million Square Feet Developed
- 20,000 to 1,000,000+ 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
- Adams County Enterprise Zone
- Foreign Trade Zone 293
- Xcel Energy Certified Site



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