



# MAJESTIC COMMERCENTER

1,600 Acre Master Planned Business Park | Aurora, CO | [www.MCCaurora.com](http://www.MCCaurora.com)

**BUILDING 22**

**50,002 SF**

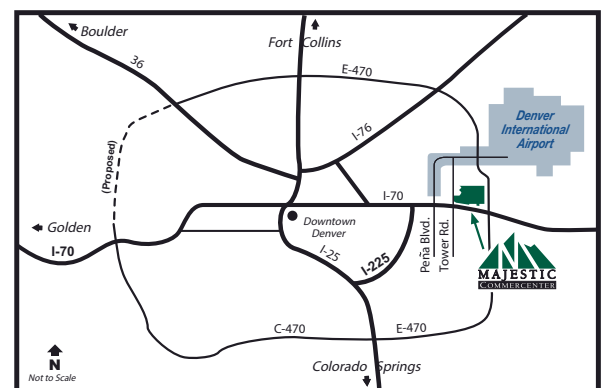
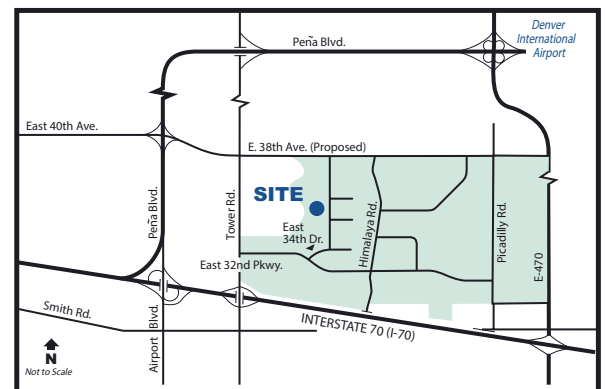
**AVAILABLE FOR LEASE**



## Building Features - Building 22

<b>Land Size:</b>	9.52 Acres
<b>Building Size:</b>	200,000 SF
<b>Construction:</b>	Concrete Tilt-Up
<b>Clear Height:</b>	30'
<b>Sprinkler System:</b>	ESFR
<b>Loading:</b>	14 Dock High Doors, All with Levelers and Dock Shelters
<b>Office:</b>	1,603 SF
<b>Warehouse Lighting:</b>	25 Foot Candles, T-10
<b>Power:</b>	800 Amps, 480 Volt, 3 Phase
<b>Trailer Parking:</b>	Up to 4 Spaces
<b>Car Parking:</b>	10 Spaces, Possibly Expandable
<b>Roof:</b>	Single-ply EPDM 45 Mil Ballasted with Minimum R-12.5 Rigid Insulation Board
<b>Skylights:</b>	1% of Roof Area
<b>Walls:</b>	Insulated with R-11
<b>Floor:</b>	6" Concrete with Sealer
<b>Bay Spacing:</b>	50' x 50'

3553 North Windsor Drive, Aurora, CO



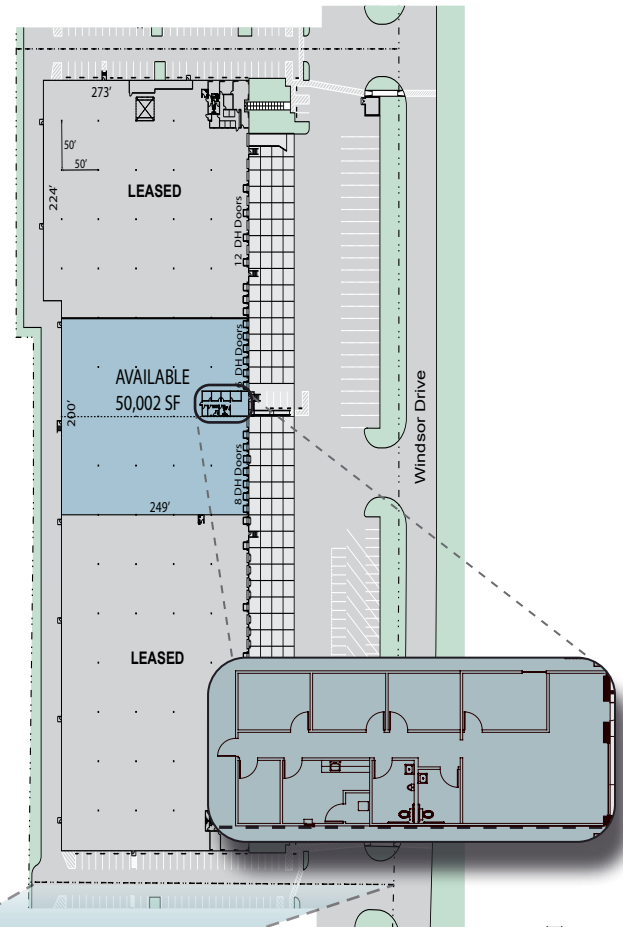
## CONTACT INFORMATION:



**Michael V. Kapoor**  
303-574-8903  
[mkapoor@majesticrealty.com](mailto:mkapoor@majesticrealty.com)

**Jonathan D. Hertel**  
303-574-8917  
[jhertel@majesticrealty.com](mailto:jhertel@majesticrealty.com)

20100 East 32nd Parkway, Suite 150, Aurora, CO 80011  
Main: 303-371-1400  
[www.majesticrealty.com](http://www.majesticrealty.com)



- 1,600 Acre Master Planned Business Park
- 9 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

