

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

BUILDING #25

48,255 SF

GREAT CORNER UNIT



Building Features - Building 25

Building Size: 215,000 Square Feet

Land Size: 10.51 Acres

Construction: Concrete Tilt-Up

Clearance: 30' Minimum at First Column

Sprinkler System: ESFR

Car Parking: 31 Spaces

Loading: 12 Dock High Doors; 8 With Levelers

2 Ground Level

Office: 1,700 Square Feet

Power: 200 Amps

Roof: Single-ply EPDM 45 mil Ballasted with

minimum R-125 Rigid Insulation Board

Skylights: 2% of Roof Area

Walls: Insulated with R-11 from 8' Above

Finished Floor

Floor: 6" Concrete With Sealer

Bay Spacing: 50' x 55' Bay Spacing

CONTACT INFORMATION:

MAJESTIC R E A L T Y **Michael V. Kapoor** 303-574-8903

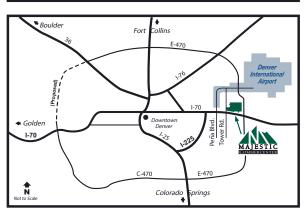
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AVAILABLE 48,255 SF

LEASED

E. 36th DRIVE

LEASED

BUILDING 25 215,000 S.F.



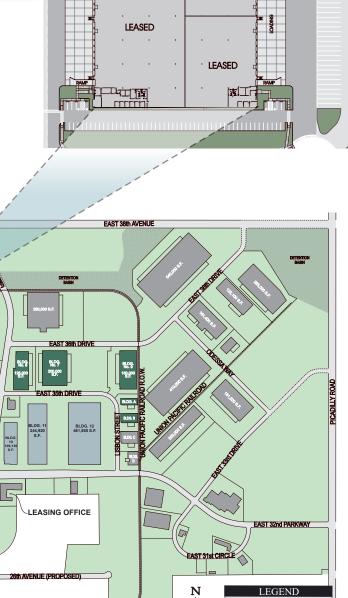
Majestic Commercenter Features

- 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

COMMERCENTER

TOWER CROSSINGS RETAIL EAST 32nd PARKWAY

TOWER CROSSINGS RETAIL



= Existing/Majestic = Under Construction

= Existing/Other

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UNION PACIFIC RAILROA

BLDG. No. 1 522,412 S.F.

EAST 32nd PARKW