



MAJESTIC COMMERCENTER

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

BUILDING #5

51,774 SF

AVAILABLE FOR LEASE



Building Features - Building 5

Land Size:	8.34 Acres
Building Size:	51,774 SF
Construction:	Concrete Tilt-Up
Sprinkler System:	ESFR, Designed to FM Specifications
Office:	3,000 SF
Power:	1,300 AMPS
Roof:	Single-ply TPO 60 Mil with R-30 Rigid Insulation
Floor:	6" Concrete with Sealer
Skylights:	1% of Roof Area
Walls:	Insulated with R-11 From 8'
Clearance:	32' Minimum at First Column
Car Parking:	Approximately 40 Spaces
Loading:	16- Dock High Doors, 1 -(14' x 16') Ground Level Ramp
Bay Spacing:	50' x 52' Bay Spacing, 6' Speed Bay

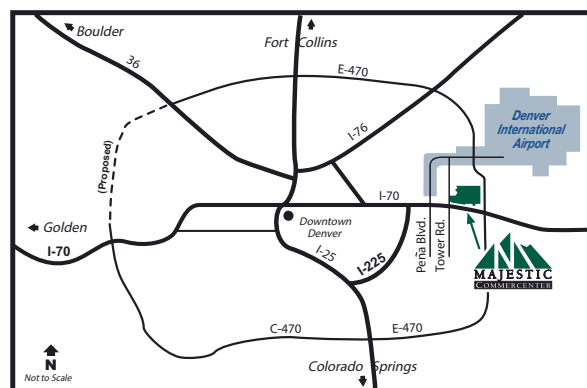
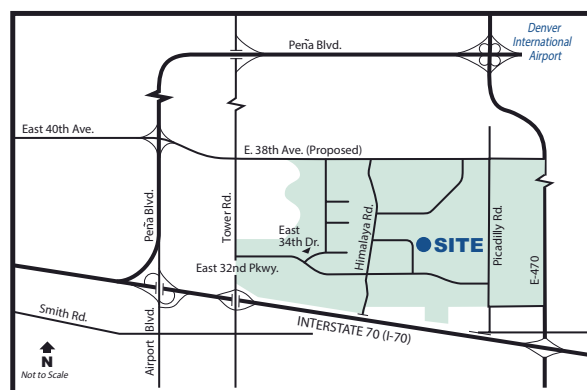
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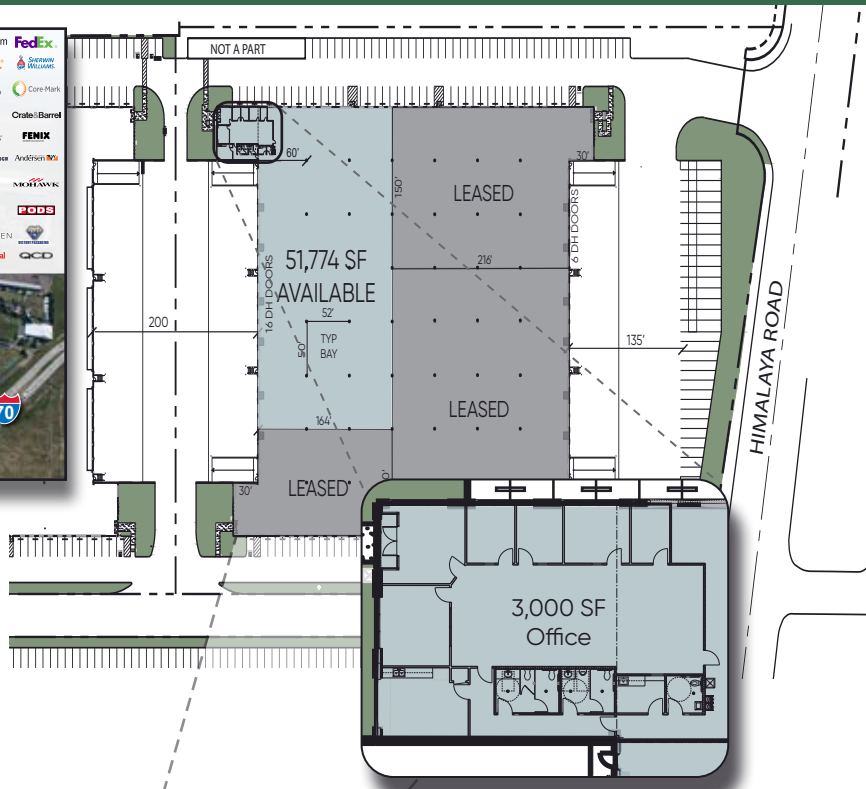


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Main: 303-371-1400
www.majesticrealty.com

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AVAILABLE FOR LEASE



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

