



MAJESTIC COMMERCENTER

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

BUILDINGS 10, 11, 12 | 3 BUILDINGS - 806,630 SF



Building #10 - 100,130 SF - 3250 N. Himalaya Road, Aurora

Divisible: To 20,000 Square Feet
Clearance: 28' Minimum @ 1st Column
Loading: 39 Dock High Doors; 4 drive-in doors
Car Parking: 204 Total

Building #11 - 244,920 SF - 20310 E. 35th Drive, Aurora

Divisible: To 100,000 Square Feet
Clearance: 36' Minimum @ 1st Column
Loading: 49 Dock High Doors; 2 drive-in doors
Trailer Parking: 54 Total
Car Parking: 242 Total

Building #12 - 461,580 SF - 20600 E. 35th Drive, Aurora

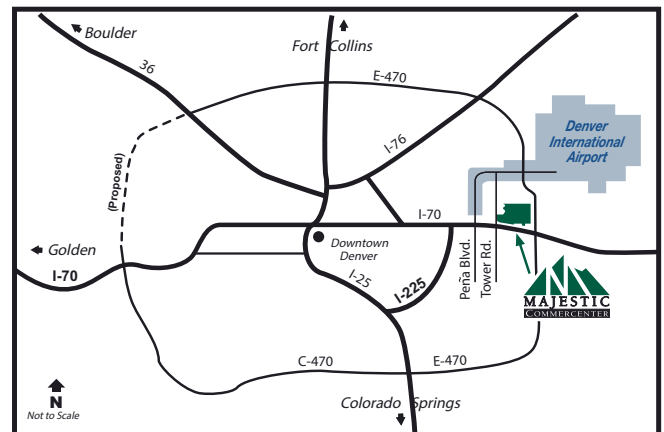
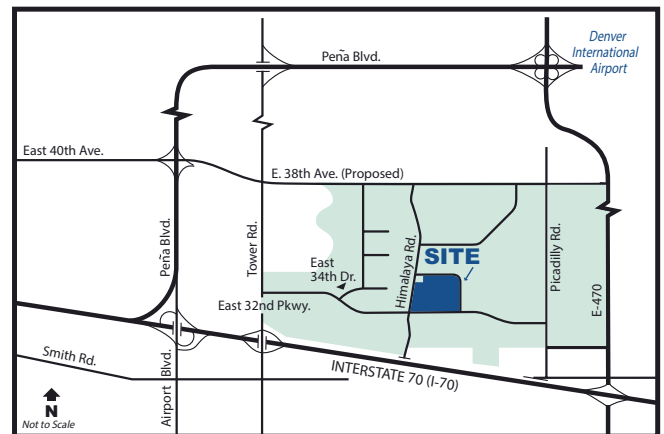
Divisible: To 200,000 Square Feet
Clearance: 36' Minimum @ 1st Column
Loading: 97 Dock High Doors
Trailer Parking: 117 Total
Car Parking: 389 Total

CONTACT INFORMATION:

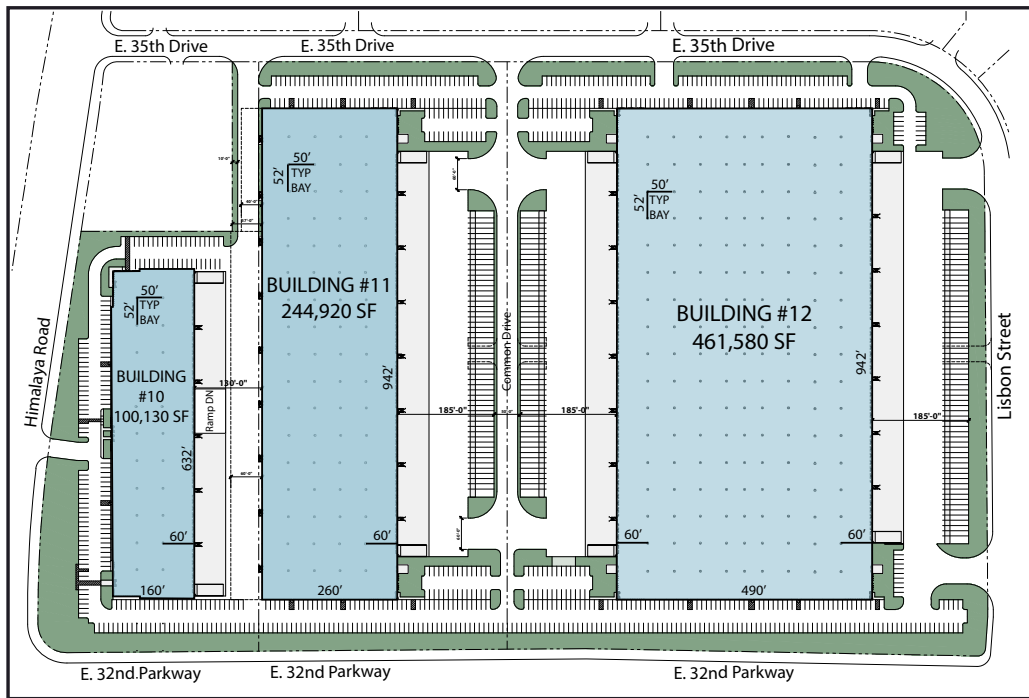


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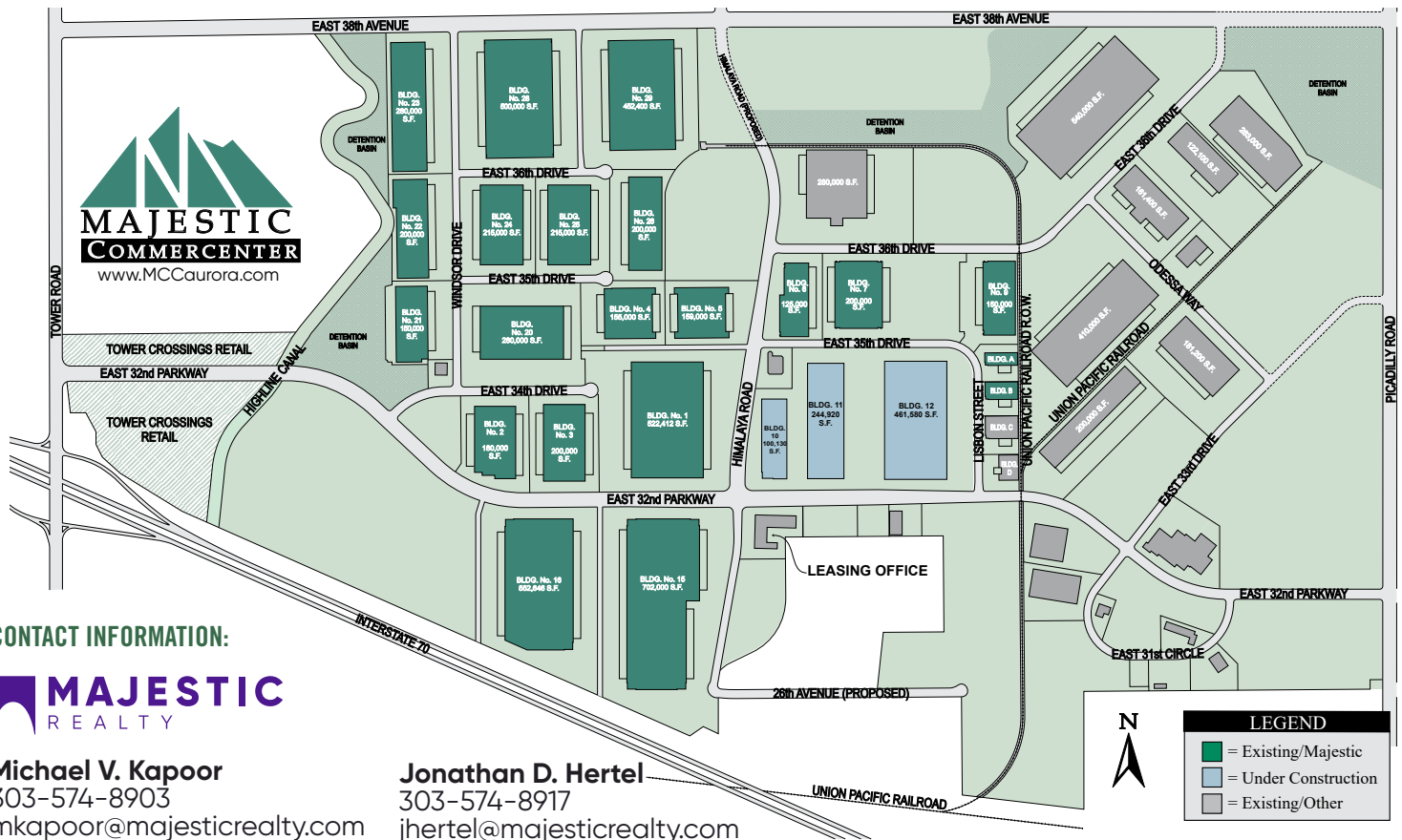


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Majestic Commercenter Features

- 1,600 Acre Master Planned Business Park
- 9 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
- Federal Opportunity Zone
- Adams County Enterprise Zone
- Foreign Trade Zone 293
- Xcel Energy Certified Site



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LEGEND

- = Existing/Majestic
- = Under Construction
- = Existing/Other