



# MAJESTIC COMMERCIAL

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

**BUILDING #11**

**136,322 SF FOR LEASE**

**READY FOR OCCUPANCY**

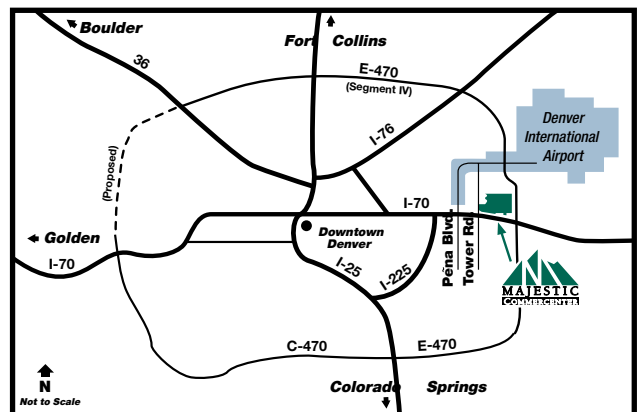
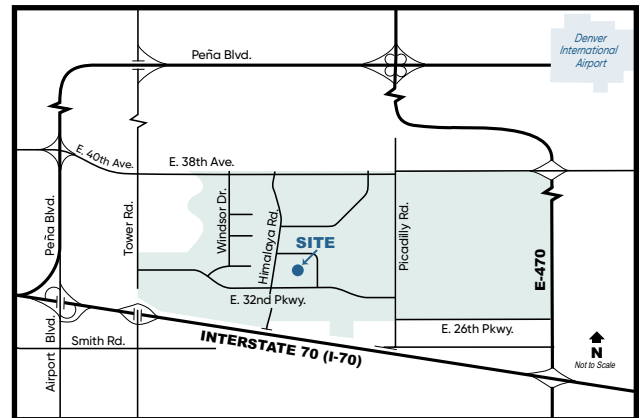


**NEW 2,803 SF Office Space**

## Building Features - Building 11

- Building Size:** 245,054 Square Feet
- Land Size:** 12.40 Acres
- Construction:** Concrete Tilt-Up
- Clearance:** 36' Minimum at First Column
- Sprinkler System:** ESFR; K-17 and K-25 Heads
- Trailer Parking:** 33 Total
- Car Parking:** 108 Total
- Loading:** 28 Dock High Doors  
1 Drive-In Door
- Office:** 2,803 Square Feet (Expandable)
- Power:** 2,000 Amps, 277/480 Volt, 3 Phase
- Roof:** Single-ply TPO 60 mil with R-30 Rigid Insulation Board
- Skylights:** 4' x 8' Skylight in Each Bay Providing Tremendous Natural Light
- Walls:** Insulated with R-11 Floor to Ceiling
- Floor:** 7" Concrete With Sealer
- Bay Spacing:** 50' x 52' Bay Spacing; 60' Speed Bay
- Other Amenities:** Can be Fenced and Enclosed  
Common Private Drive

20310 E. 35th Dr., Aurora, CO



## CONTACT INFORMATION:



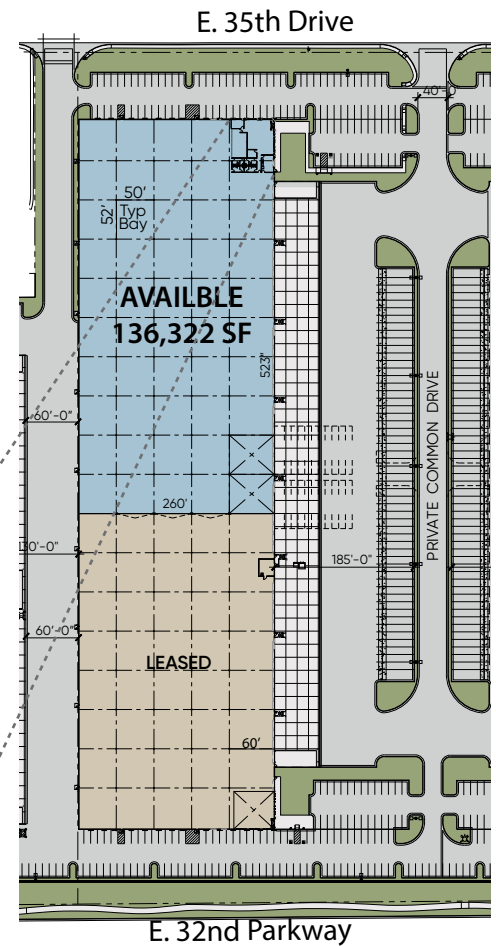
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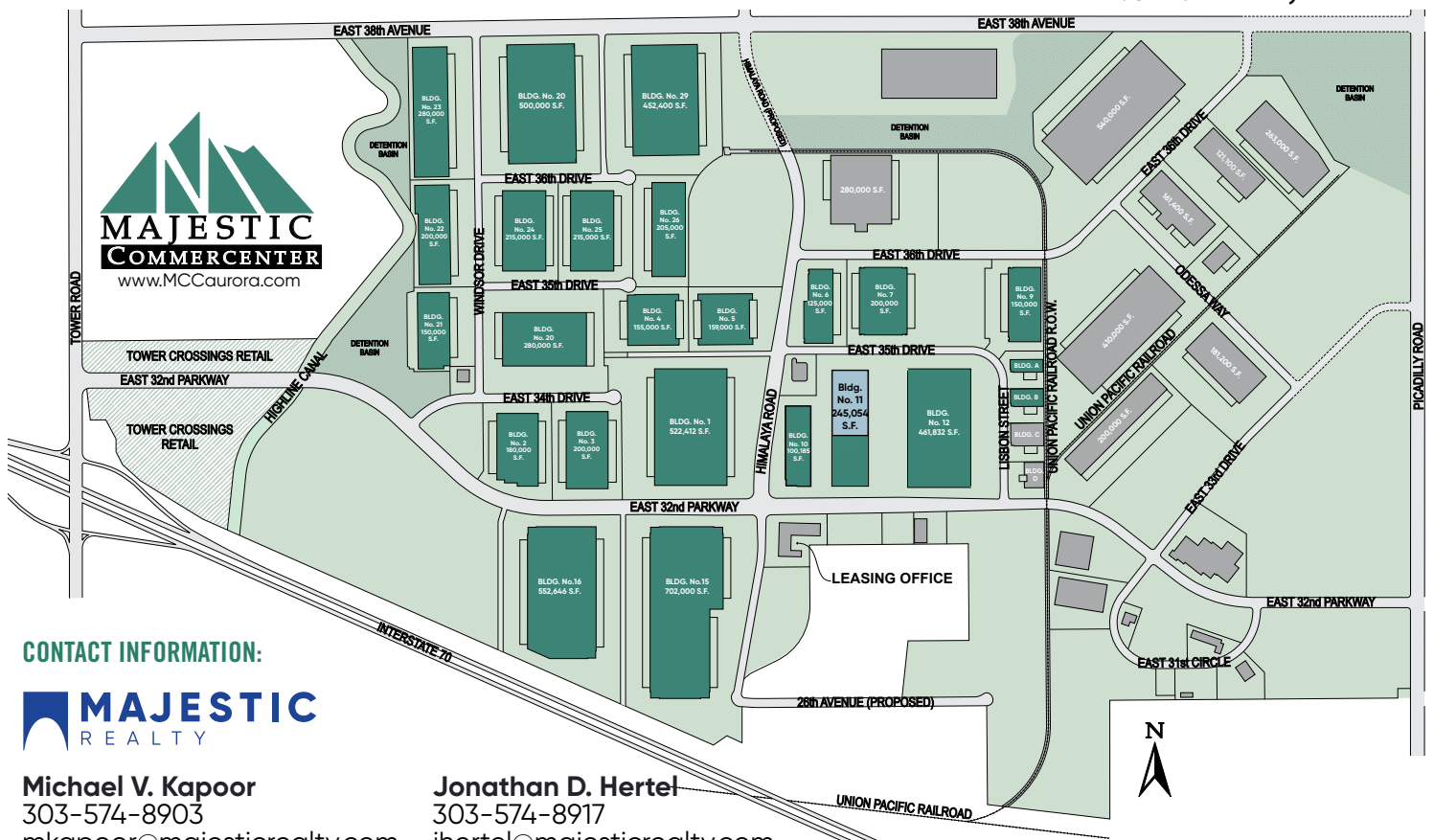
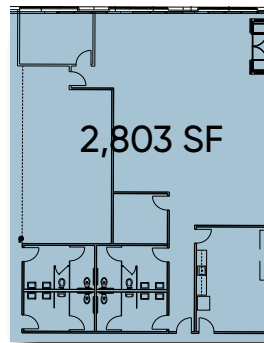
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READY FOR OCCUPANCY



## Majestic Commercenter Features

- 1,600 Acre Master Planned Business Park
- 10 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



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