



# MAJESTIC COMMERCENTER

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

**BUILDING #7**

**200,000 SF - DIVISIBLE**

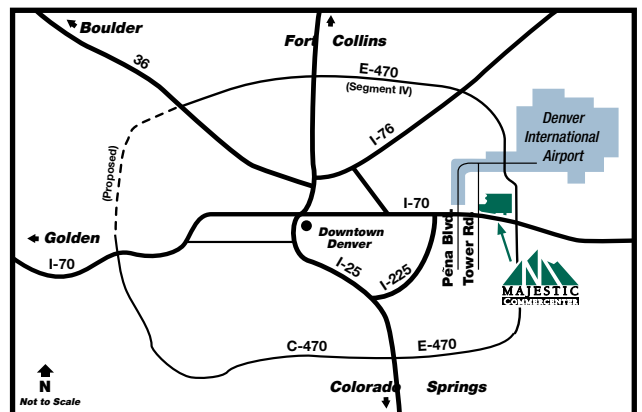
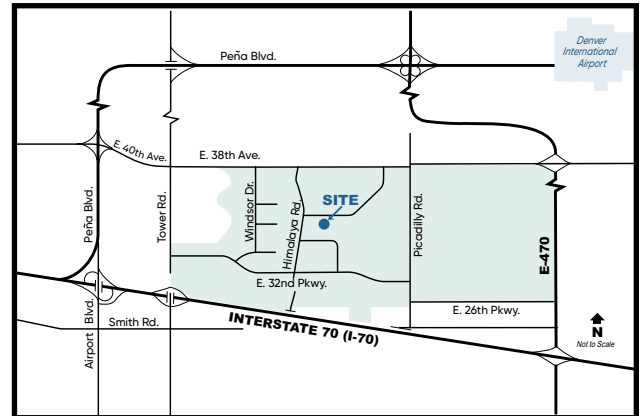
**106 TRAILER PARKING STALLS**



## Building Features - Building 7

- Building Size:** 200,000 Square Feet
- Land Size:** 9.00 Acres
- Construction:** Concrete Tilt-Up
- Clearance:** 30' Minimum at First Column
- Divisible:** To 90,000 Square Feet
- Sprinkler System:** ESFR
- Trailer Parking:** 2.8 Acre Yard - 106 Total Fully Paved, Lighted and Secured
- Car Parking:** 169 Total
  - 105 at South Side
  - 64 at North Side
- Loading:** 50 Dock High Doors w/Shelters:
  - 26 along West Wall, 10 w/Levelers
  - 24 along East Wall, 6 w/Levelers
- Office:** Main: 10,484 Square Feet  
Shipping: 1,331 Square Feet
- Power:** 1,600 Amps, 277/480 Volt, 3 Phase
- Roof:** Single-ply EPDM 45 Mil Ballasted w/ Minimum R-12.5 Rigid Insulation Board
- Skylights:** 4' x 8' Skylight in Each Bay Providing Tremendous Natural Light
- Walls:** Insulated with R-11 from 8' Above Finished Floor
- Floor:** 6" Concrete With Sealer
- Bay Spacing:** 40' x 40' Bay Spacing w/ 48' Speed Bay
- Other Amenities:** Cross Dock or Single Side Loading

20321 - 20431 E. 35th Dr., Aurora, Colorado



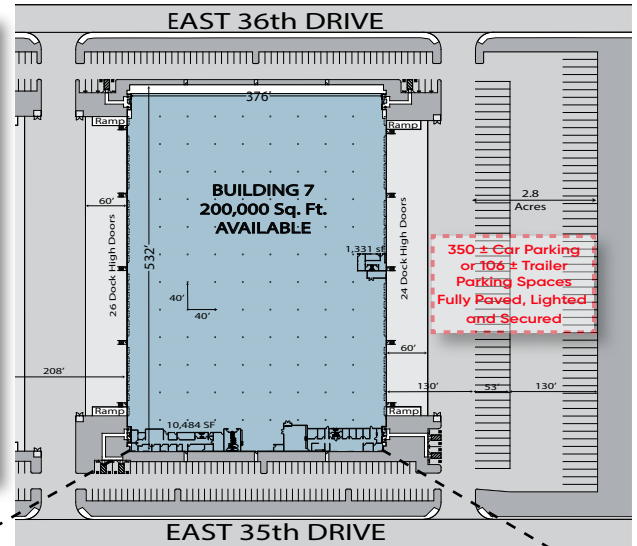
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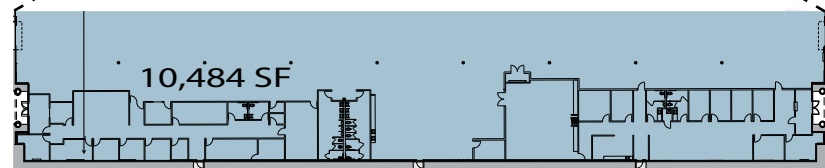


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www.majesticrealty.com



### 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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