



MAJESTIC COMMERCCENTER

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

BUILDING #22

64,835 SF

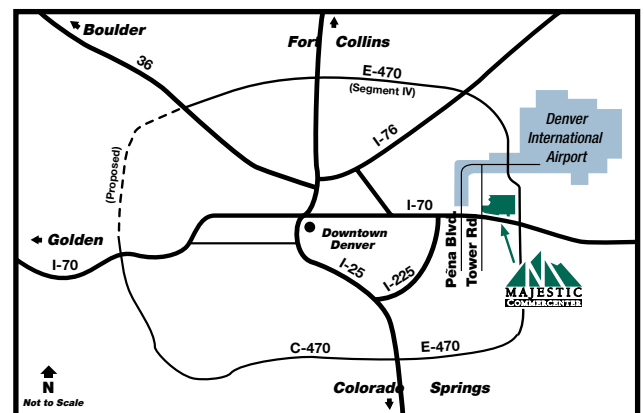
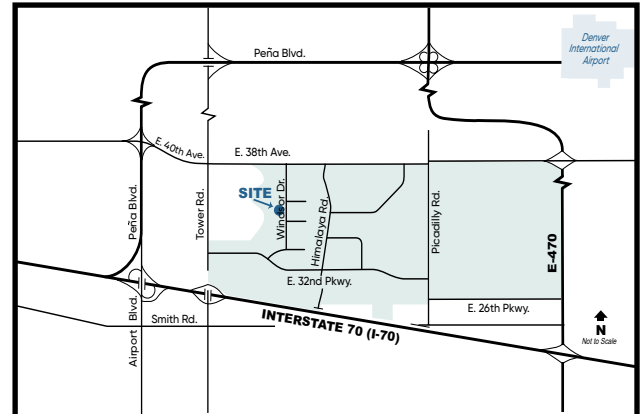
AVAILABLE FOR LEASE



Building Features - Building 22

- Building Size:** 200,000 SF
- Land Size:** 9.52 Acres
- Construction:** Concrete Tilt-up
- Clearance:** 30' Minimum at First Column
- Sprinkler System:** ESRF
- Lighting:** 25 Foot Candles
- Trailer Parking:** Up to 9 Spaces
- Car Parking:** 32 Spaces (Expandable)
- Loading:** 12 Dock High Doors
 - 5 with Levelers and 12 w/ Dock Shelters
- Office:** 2,622 SF
- Power:** 400 Amps, 480 Volt, 3 Phase
- Roof:** Single-ply EDM 45 mil Ballasted with Minimum R-125 Rigid Insulation Board
- Skylights:** 4' x 8' Skylights in Each Bay Providing Tremendous Natural Lighting
- Walls:** Insulated with R-11 from 8' Above Finished Floor
- Floor:** 6" Concrete with Sealer
- Bay Spacing:** 50' x 50' Bay Spacing
- Other Amenities:** Front Load Design with Trailer Parking

3593 N. Windsor Dr., Aurora, CO



CONTACT INFORMATION:



Michael V. Kapoor
303-574-8903
mkapoor@majesticrealty.com
Jonathan D. Hertel
303-574-8917
jhertel@majesticrealty.com

20100 E. 32nd Pkwy, Ste. 150, Aurora, CO 80011
Main: 303-371-1400
www.majesticrealty.com



Majestic Commerce Center Features

- 1,600 Acre Master Planned Business Park
- 10 Million Square Feet Developed
- 25,000 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 123
- Xcel Energy Certified Site

2,622 SF

