



MAJESTIC COMMERCIAL

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

BUILDING B

36,212 SF

FREE STANDING AND FENCED



Building Features - Building B - 3420 Lisbon Street, Aurora, CO

Building Size: 36,212 SF

Land Size: 1.8 Acres

Construction: Concrete Tilt-up

Clearance: 24' Minimum at First Column

Sprinkler System: ESFR

Lighting: LED w/ Occupancy Sensors

Car Parking: 17 Spaces (Expandable)

Loading: 6 Dock High Doors

- 3 w/ Levelers, Seals & Lights

2 Ground Level Ramp Doors

(12' x 14' and 16' x 14')

Office: 2,515 SF

Power: 1,200 Amps, 277/480 Volt

Roof: Single-ply EPDM 60 mil TPO

Membrane w/ R-30 Rigid Insulation Board

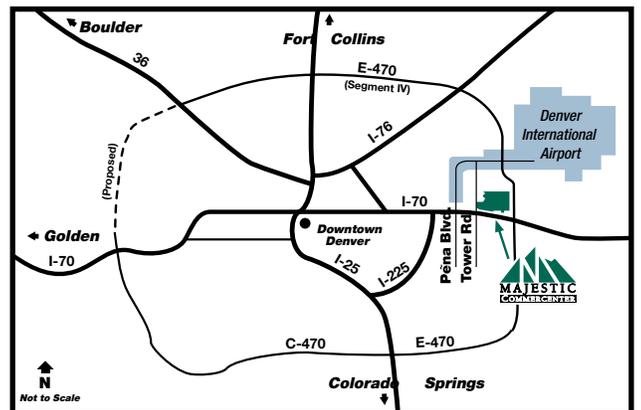
Skylights: 4' x 8' Skylights in Each Bay

Walls: Insulated with R-11 from 8' Above Finished Floor

Floor: 5" Concrete with Sealer

Bay Spacing: 52' x 50' Bay Spacing

Other Amenities: Truck Court Fully Fenced and Secured



CONTACT INFORMATION:



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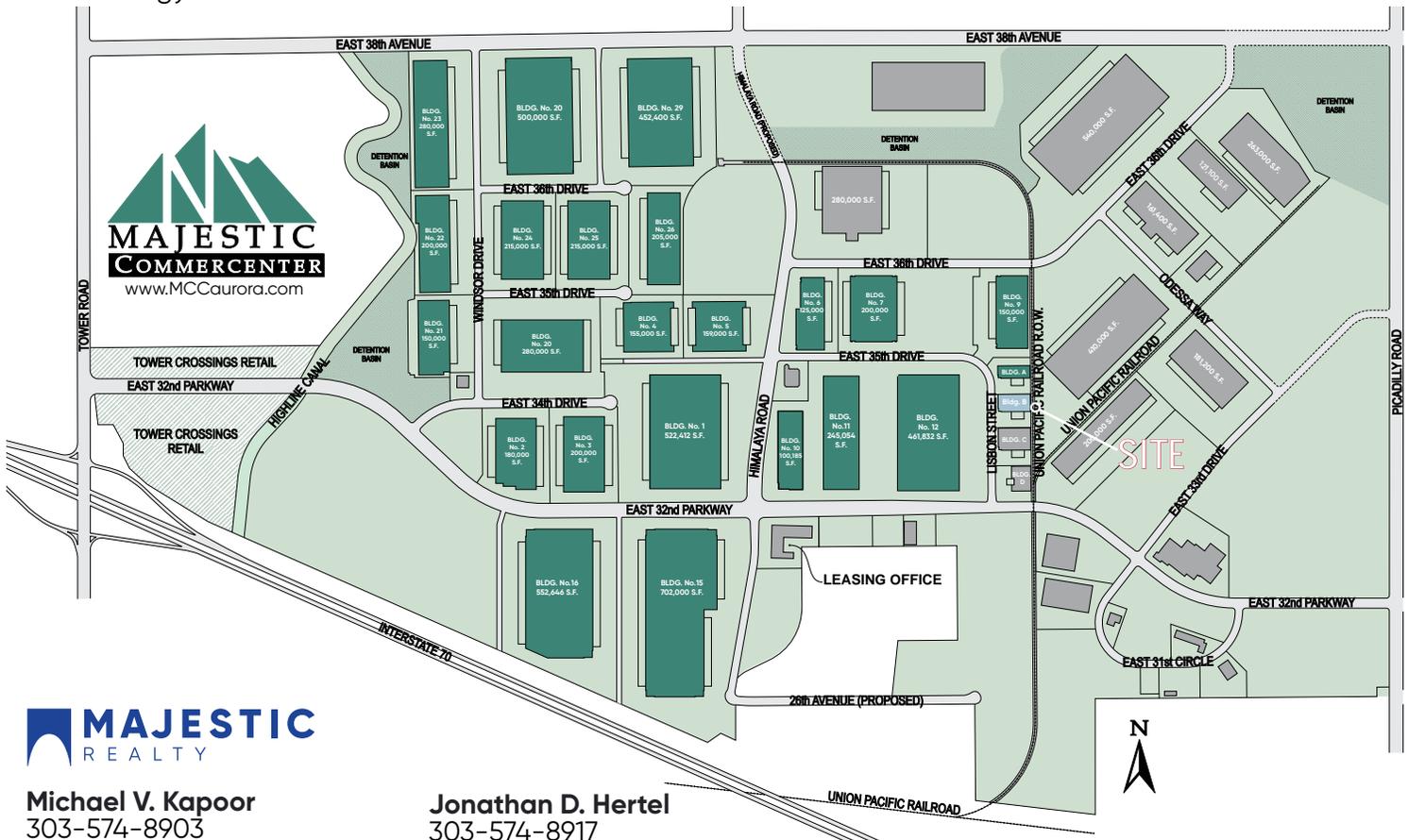
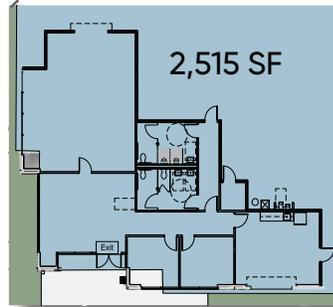
Main: 303-371-1400

www.majesticrealty.com



Majestic Commercenter 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



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