

FOR LEASE - INDUSTRIAL WAREHOUSE
21000 E 32ND PKWY,
AURORA, CO 80011



THRIVE[™]
COMMERCIAL PARTNERS



Available:
67,150 SF



Property Description:

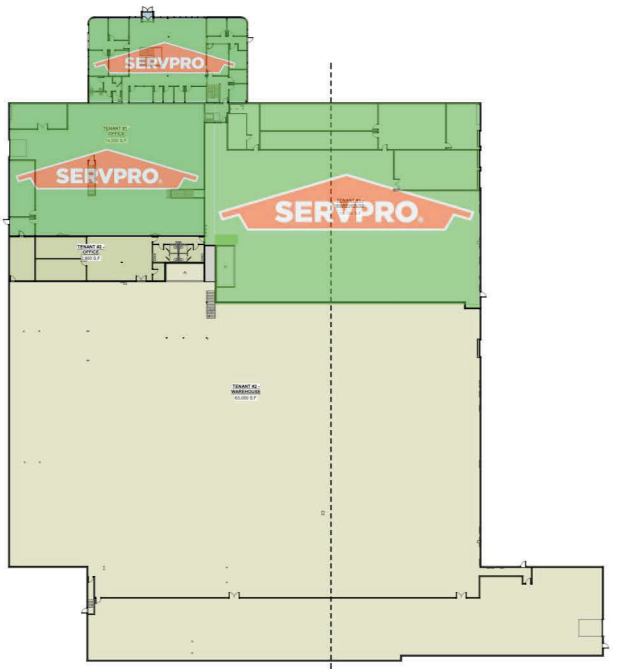
Prime manufacturing warehouse space available for lease in the prestigious Majestic Commerce Center. This property offers 67,150 SF (potential to demise) with plenty of existing amenities for users to take advantage of including, Drive-In Doors, Secured Yard Space, Significant Power, Optimal Clear Height Ceilings, Ample Parking, Fully Sprinklered, Offices, and much more. Not only is this property conveniently located with easy access to DIA, 1-70, E-470, I-225, and I-25, but it also provides users three types of incentive zones - Enterprise, Foreign Trade (potential to avoid impact of Tariffs), and Opportunity to capitalize on helping any project's bottom line. Come see why major companies like Amazon, Anheuser Busch, FedEx, Whirlpool, Subaru, Airbus, ServPro, and more decided to plant their flag in this dynamic industrial trade area.

Property Features:

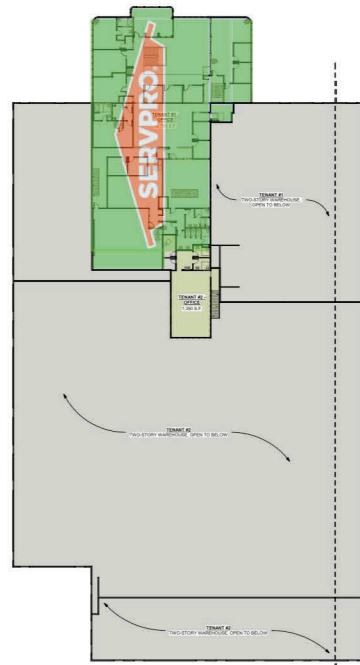
Clear Height:	18ft- 24ft
Power:	8,000A/480V/3 phase
Loading:	2 Drive-In Doors (ability to add additional drive in and dock high doors)
Parking:	197 spaces
Other Utilities:	2 inch Water Line and 4 inch Gas Line - Fully Sprinklered
Warehouse Office:	1,350 to 4,150 SF (ability to add more if needed)
Incentive Zones:	Located in Enterprise, Foreign Trade and Opportunity Zones
Zoning:	T1 (City of Aurora)
NNN:	Contact Broker

Lease Rate: \$8/SF + NNN (\$4.53/SF)

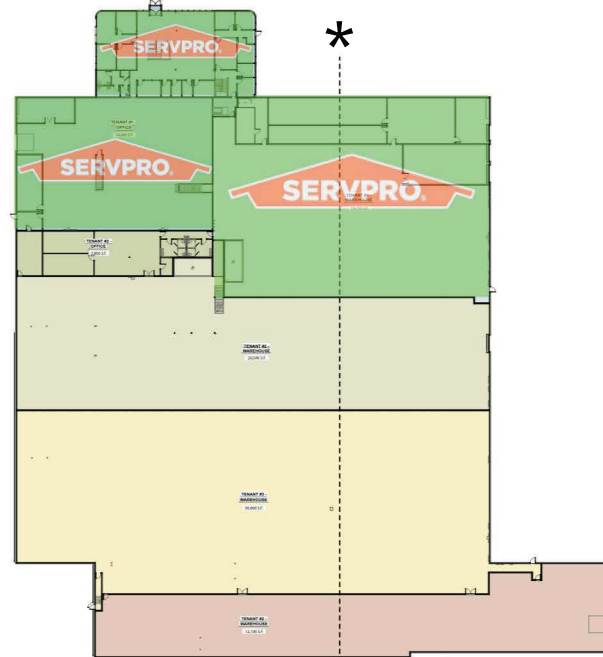
SITE PLAN & PROPERTY PHOTOS



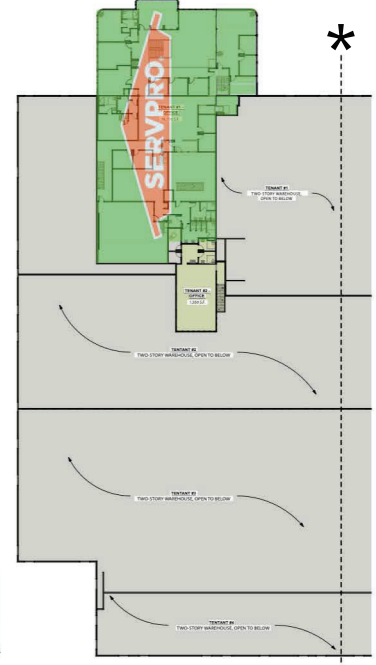
FIRST FLOOR



SECOND FLOOR

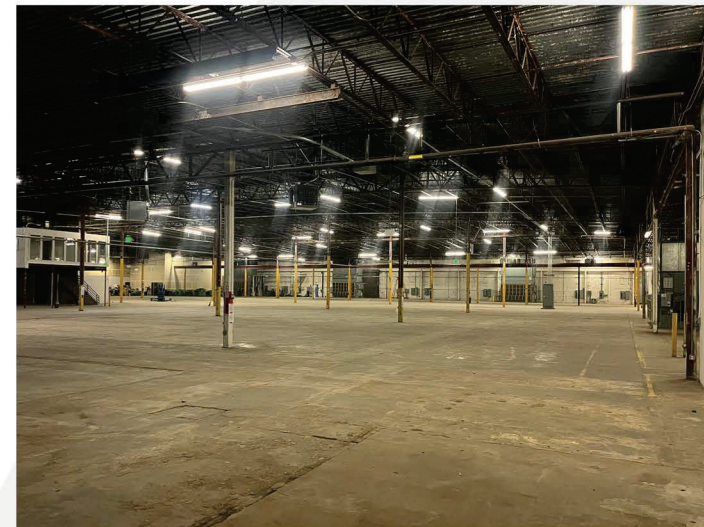


FIRST FLOOR



SECOND FLOOR

*possible demising plan



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THRIVETM
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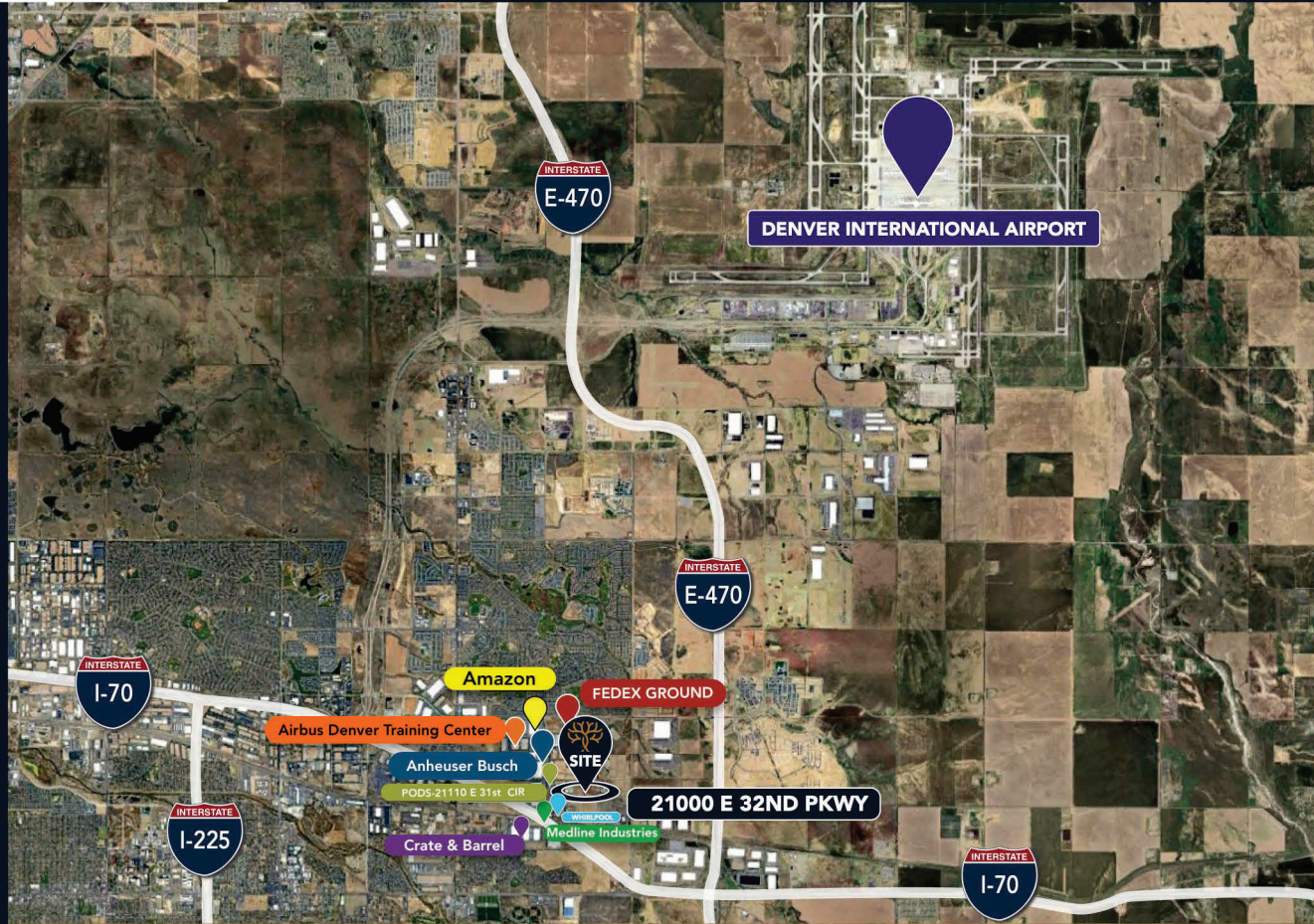
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I-70, 4 minutes

I-225, 14 minutes

E-470, 15 minutes

Denver International Airport , 16 minutes

I-25, 22 minutes