



BUILDING #25

48,255 SF

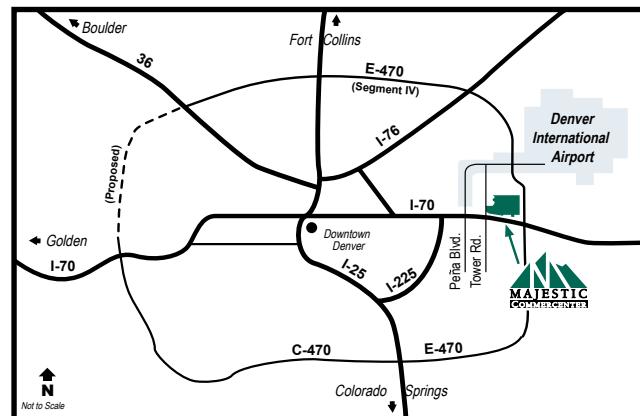
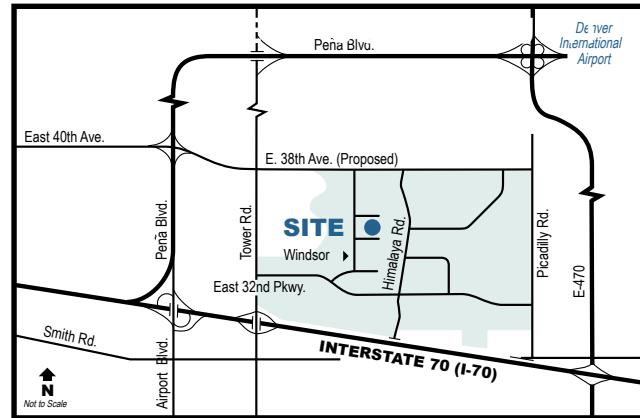
GREAT CORNER UNIT



## Building Features

<b>Land Size:</b>	10.51 acres
<b>Building Size:</b>	215,000 square feet
<b>Construction:</b>	Concrete tilt-up
<b>Clearance:</b>	30' minimum at first column
<b>Sprinkler System:</b>	ESFR
<b>Loading:</b>	12 dock high doors - 8 with levelers 2 ground level
<b>Office:</b>	1,700 square feet
<b>Warehouse Lighting</b>	25' candles @ 3' above finished floor
<b>Power:</b>	200 Amps
<b>Car Parking:</b>	31 spaces
<b>Roof:</b>	Single-ply EPDM 45 mil ballasted with minimum R-125 rigid insulation board
<b>Skylights:</b>	2% of roof area
<b>Walls:</b>	Insulated with R-11 from 8' above finished floor
<b>Floor:</b>	6" concrete with sealer
<b>Bay Spacing:</b>	50' x 55' bay spacing

19655 East 35th Drive, Suite 800, Aurora, Colorado



## Contact Information:



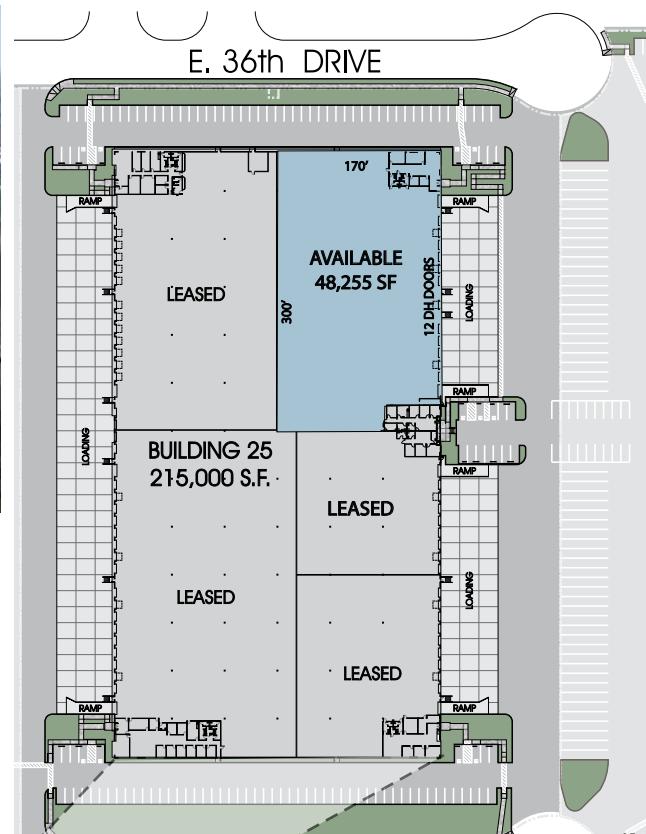
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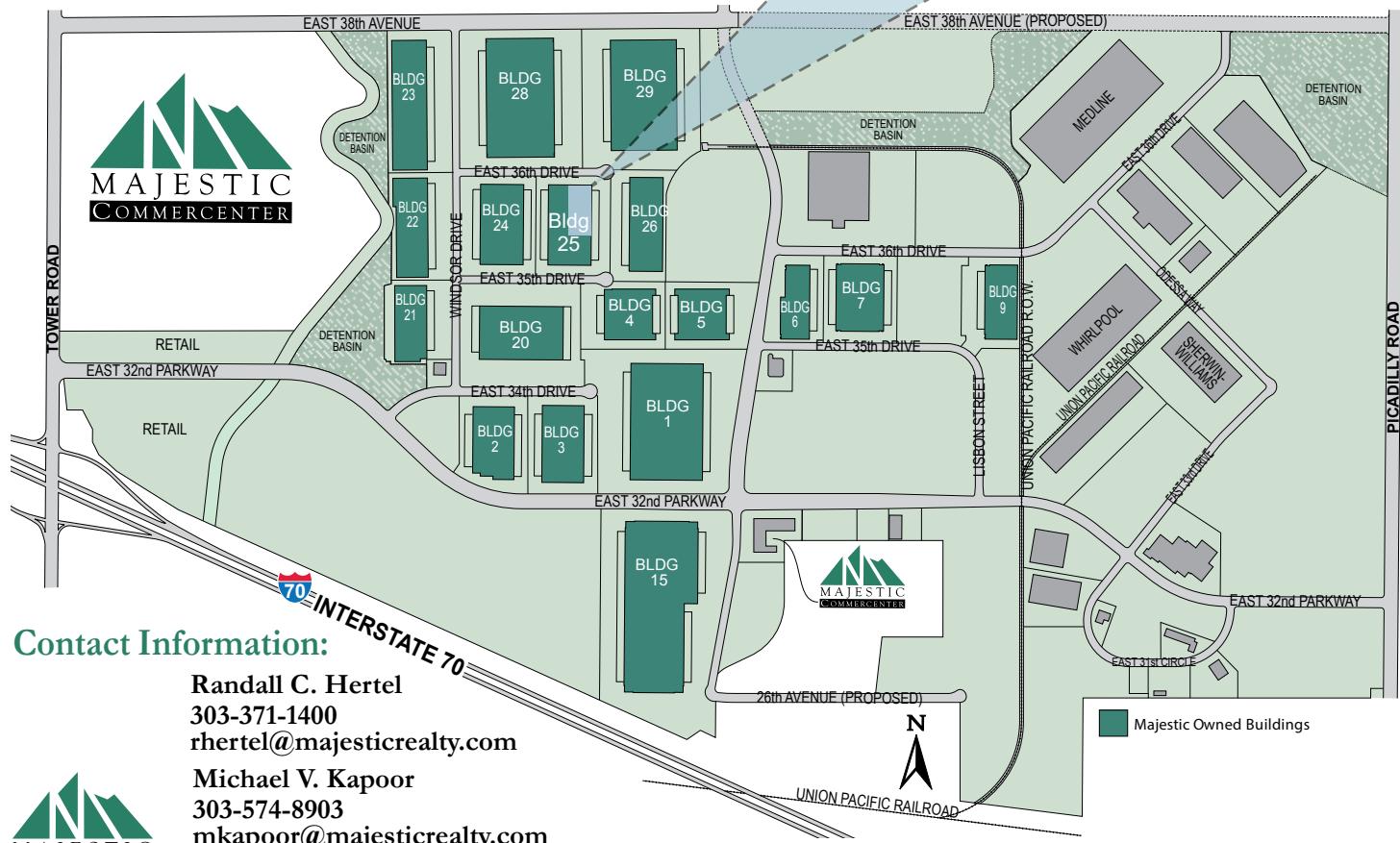
MAJESTIC  
REALTY CO.

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## Majestic Commercenter Features

- 1,500 Acre Master Planned Business Park
- 7.5 Million Square Feet Developed
- 20,000 to 1,000,000+ 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
- Adams County Enterprise Zone
- Foreign Trade Zone 293
- Xcel Energy Certified Site



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