



MAJESTIC
COMMERCENTER

1,500 Acre Master Planned Business Park | Aurora, CO

Developed by  MAJESTIC REALTY CO.

BUILDING #25

48,255 SF

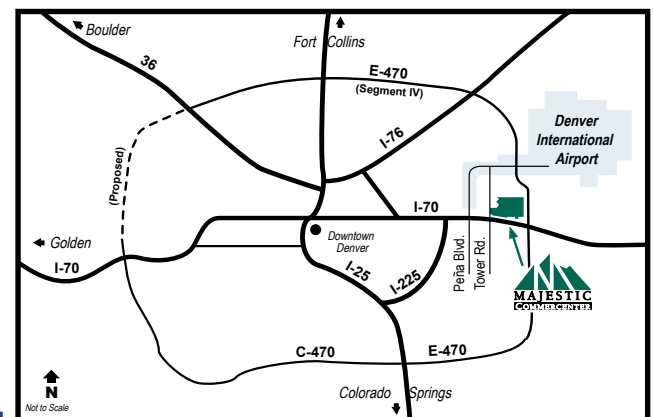
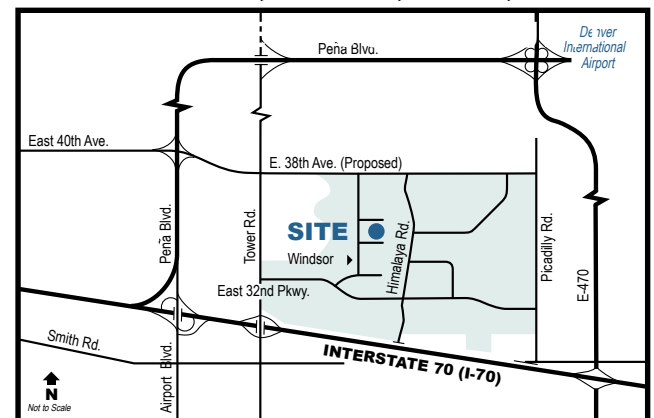
GREAT CORNER UNIT



Building Features

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

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



Contact Information:

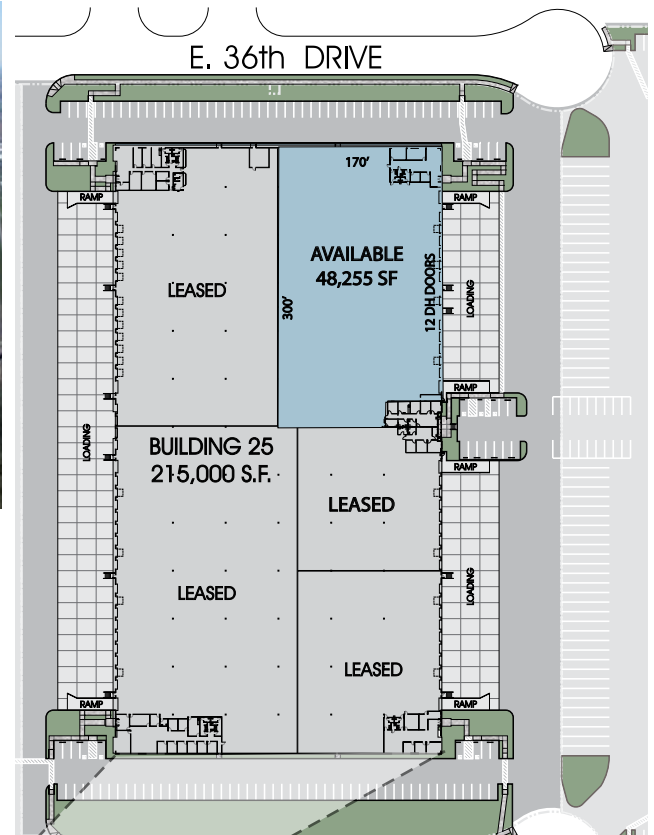
Randall C. Hertel
303-371-1400
rhertel@majesticrealty.com

Michael V. Kapoor
303-574-8903
mkapoor@majesticrealty.com



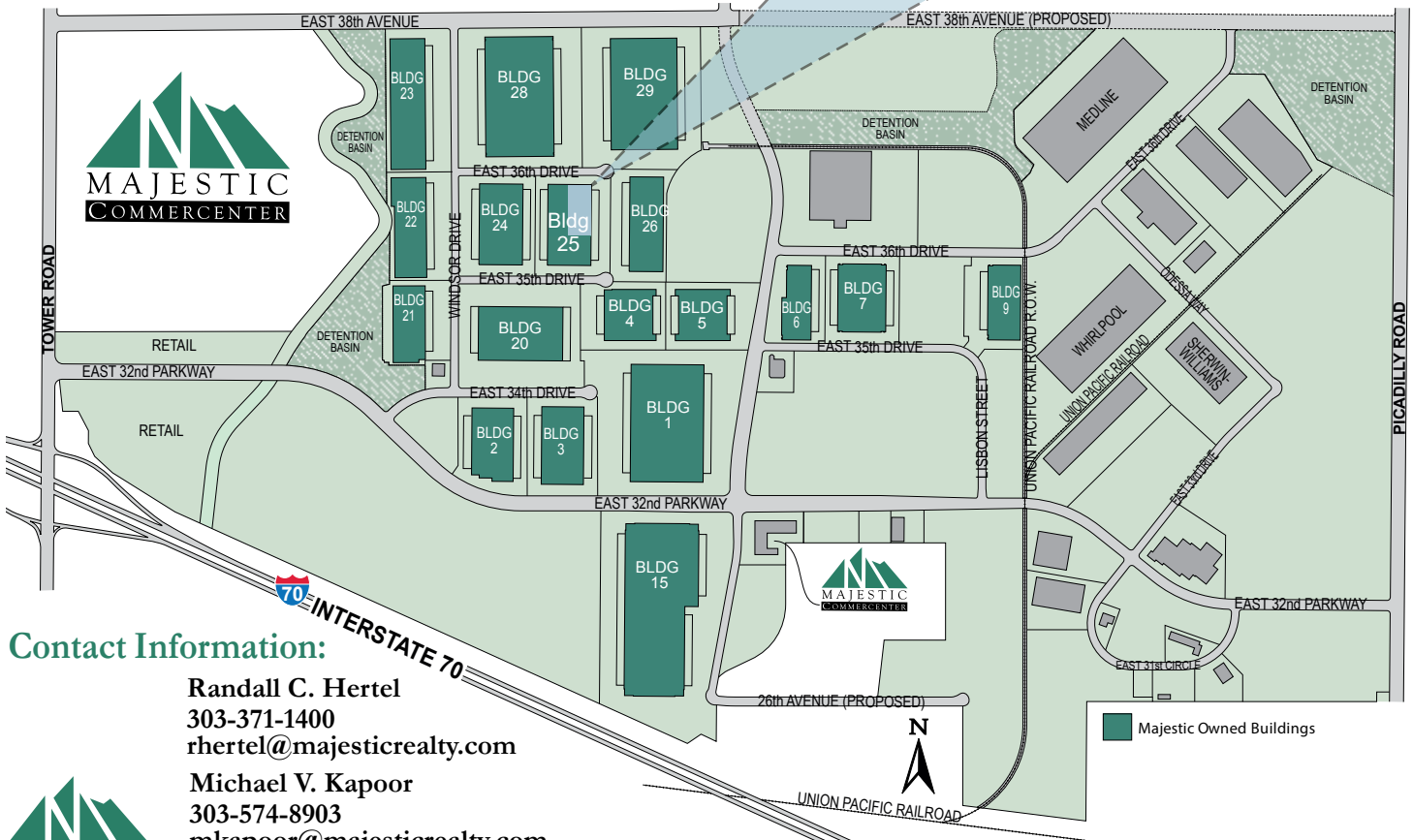
MAJESTIC
REALTY CO.

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



Majestic Commercener 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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