



MAJESTIC COMMERCENTER

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

BUILDING #22

85,253 SF

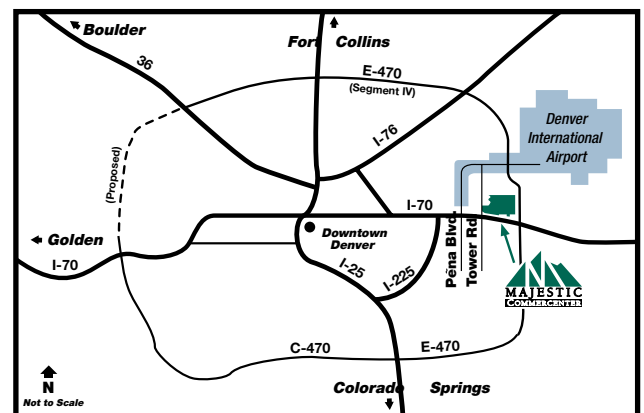
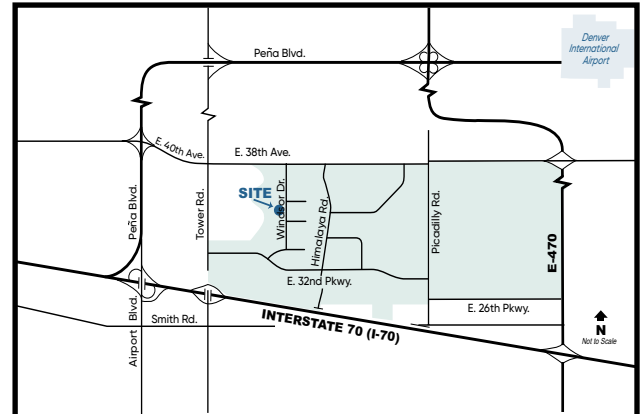
AVAILABLE FOR LEASE



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:** ESFR
- Lighting:** 25 Foot Candles
- Trailer Parking:** 9 Spaces
- Car Parking:** 34 Spaces
- Loading:** 18 Dock High Doors
 - All with Levelers and Dock Shelters
- Office:** 2,650 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

3503 N. Windsor Dr., Aurora, CO



CONTACT INFORMATION:



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AVAILABLE FOR LEASE



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

2,650 SF

