



MAJESTIC COMMCENTER

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

BUILDING #28

131,335 SF

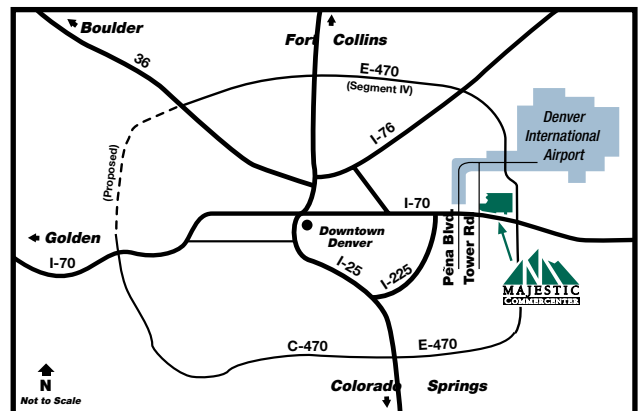
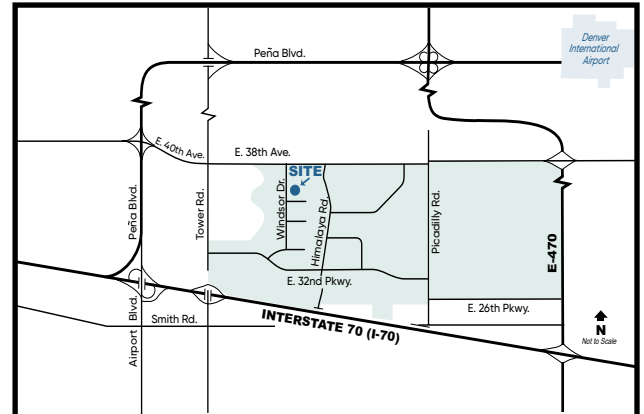
AVAILABLE FOR LEASE



Building Features - Building 28

- Building Size:** 500,046 SF
- Land Size:** 24.10 Acres
- Construction:** Concrete Tilt-up
- Clearance:** 32' Minimum at First Column
- Sprinkler System:** ESFR
- Lighting:** 25 Foot Candles
- Trailer Parking:** 30 Spaces
- Car Parking:** 83 Spaces
- Loading:** 25 Dock High Doors
 - 13 Levelers and Seals
- Office:** 1,864 SF
- Power:** 400 Amps
- Roof:** Single-ply TPO 60 mil with R-20 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
 - 60' Speed Bay
- Other Amenities:** Fenced and Secured Loading Area and Trailer Parking

3700 N. Windsor Dr., Ste. 100, Aurora, CO



CONTACT INFORMATION:



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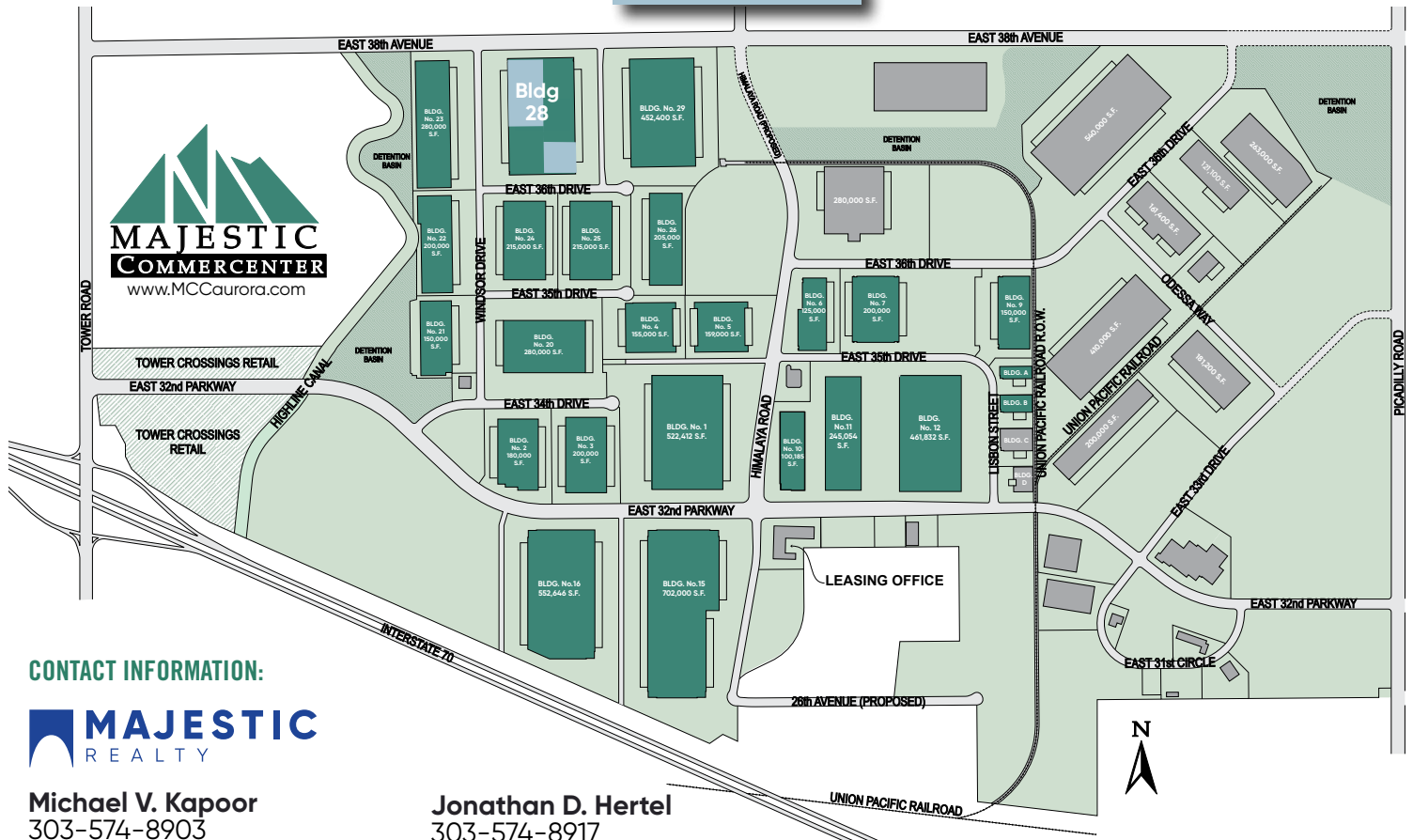
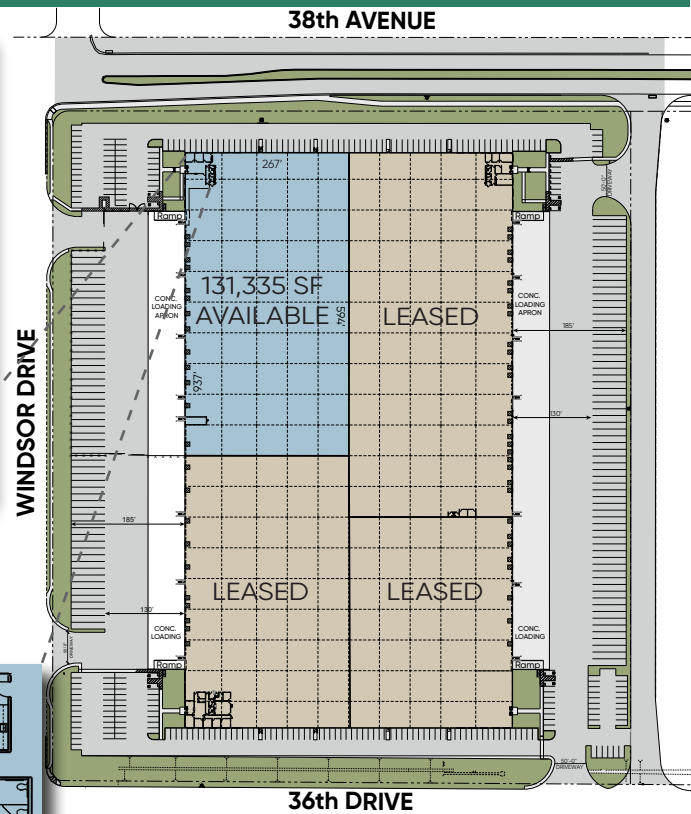
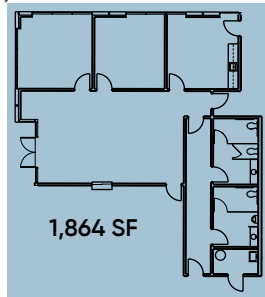
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AVAILABLE FOR LEASE



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



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This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.