



MAJESTIC COMMERCENTER

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

BUILDING #7

21,243 SF (EXPANDABLE)

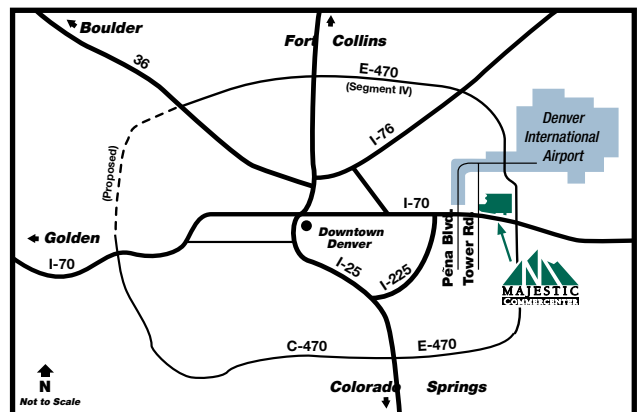
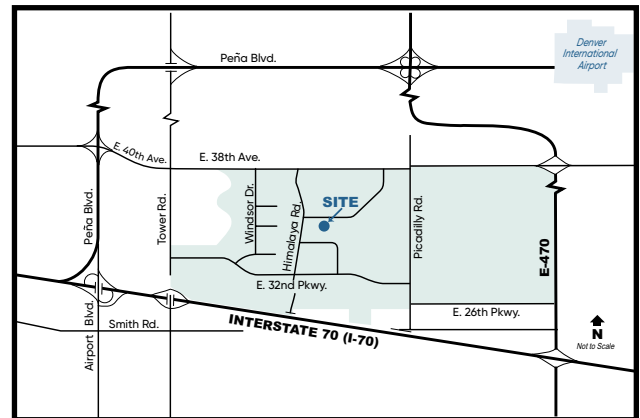
FOR LEASE



Building Features - Building 7

- Building Size:** 200,000 Square Feet
- Land Size:** 9.00 Acres
- Construction:** Concrete Tilt-Up
- Clearance:** 30' Minimum at First Column
- Sprinkler System:** ESFR
- Car Parking:** 32 Total
- Loading:** 4 Dock High Doors w/Edge of Dock Levelers, Shelters, and Lights
- Office:** 2,118 SF
- Power:** 300 Amps, 277/480 Volt, 3 Phase
- Roof:** Single-ply EPDM 45 Mil Ballasted w/ Minimum R-12.5 Rigid Insulation Board
- Skylights:** 4' x 8' Skylight in Each Bay Providing Tremendous Natural Light
- Walls:** Insulated with R-11 from 8' Above Finished Floor
- Floor:** 6" Concrete With Sealer
- Bay Spacing:** 40' x 40' Bay Spacing w/ 48' Speed Bay

20321 E. 35th Dr., Ste. 100, Aurora, Colorado



CONTACT INFORMATION:



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

Jonathan D. Hertel
303-574-8917
jhertel@majesticrealty.com

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

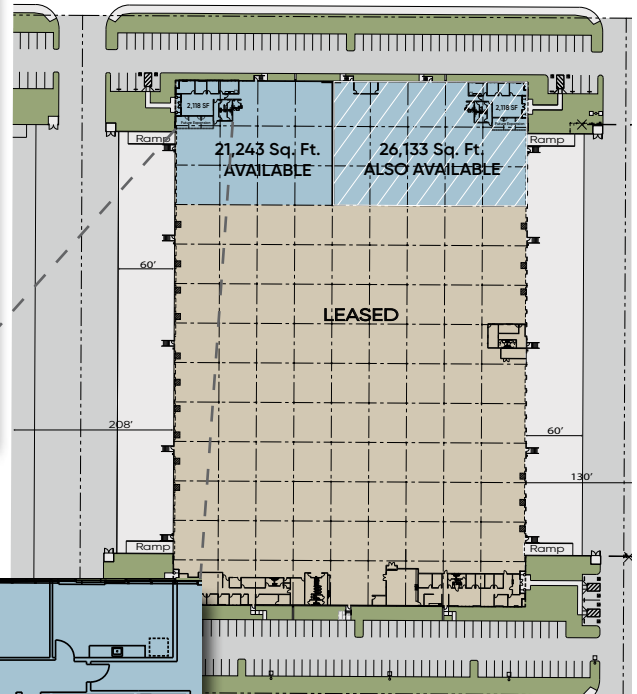
BUILDING #7

21,243 SF (EXPANDABLE)

FOR LEASE

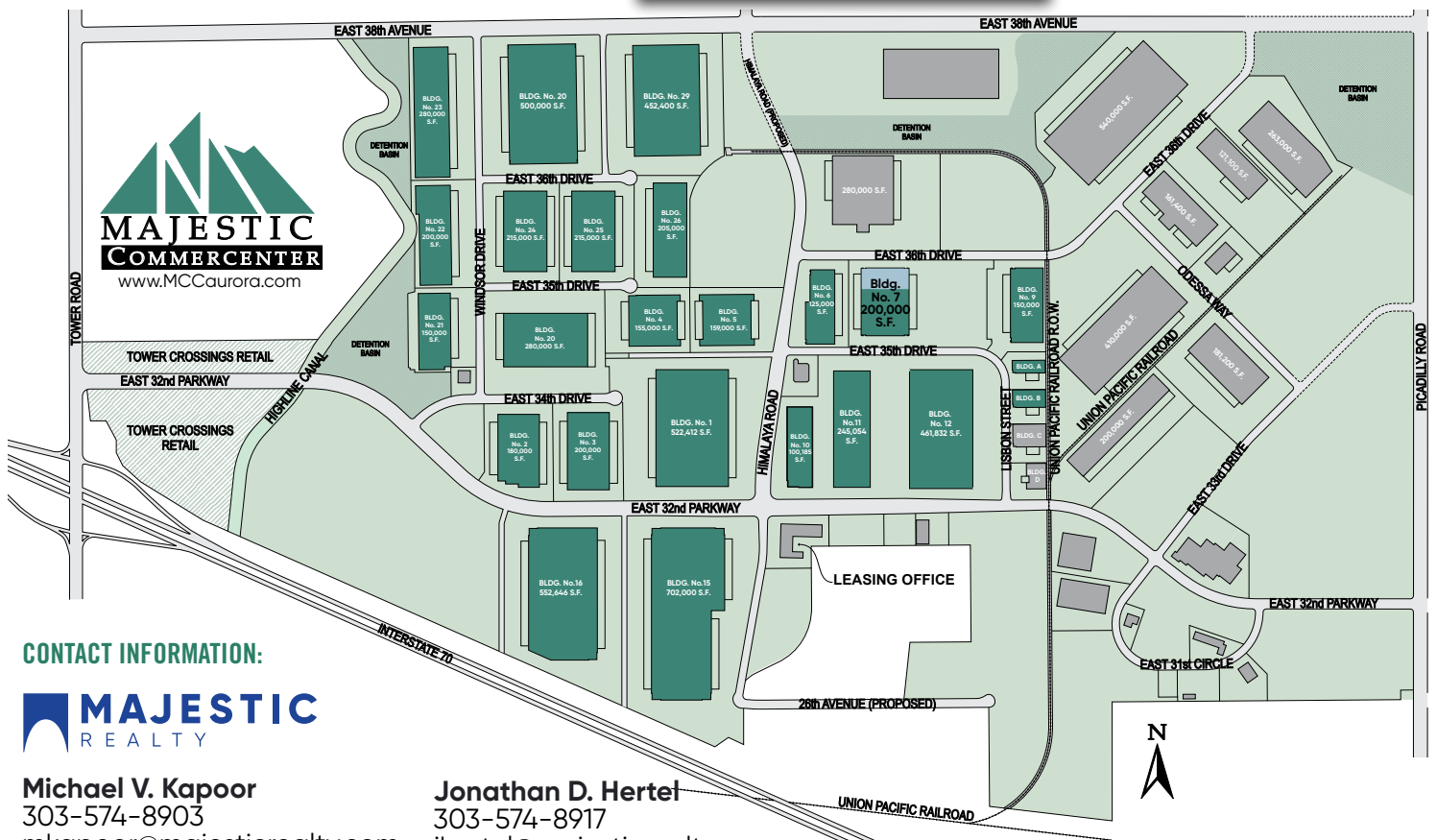
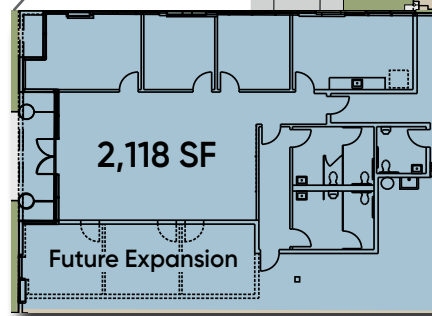


EAST 36TH DRIVE



Majestic Commerceter Features

- 1,600 Acre Master Planned Business Park
- 10 Million Square Feet Developed
- 20,000 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



CONTACT INFORMATION:



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

Jonathan D. Hertel
303-574-8917
jhertel@majesticrealty.com