



MAJESTIC COMMERCIAL

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

BUILDING #5

33,999 SF

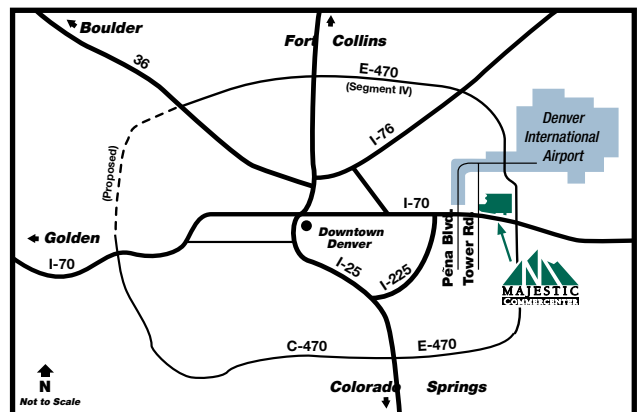
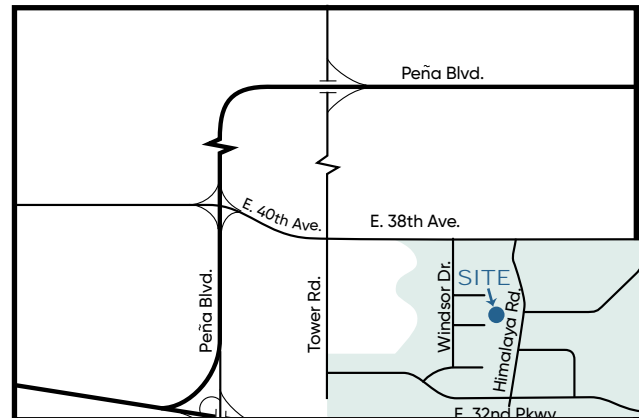
AVAILABLE FOR LEASE



Building Features - Building 5

- Building Size:** 159,047 SF
- Land Size:** 23.59 Acres
- Construction:** Concrete Tilt-Up
- Clearance:** 32' Minimum at First Column
- Sprinkler System:** ESFR
- Trailer Parking:** Up to 10 Spaces
- Car Parking:** Approximately 59 Spaces
- Loading:** 6 Dock High Doors; 4 w/ Pit Levelers, 2 w/ Edge-of-Dock Levelers, 1 (14' x 16') Drive-In Door
- Office:** 3,019 SF
- Lighting:** LED
- Power:** 400 Amps, 277/480V, 3 Phase
- Roof:** Single-ply TPO 60 mil with R-30 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:** 7" Concrete With Sealer
- Bay Spacing:** 50' x 52' Bay Spacing; 60' Speed Bay
- Other Amenities:** Can Be Fenced

3559 N. Himalaya Rd, Ste. 400, Aurora, CO



CONTACT INFORMATION:



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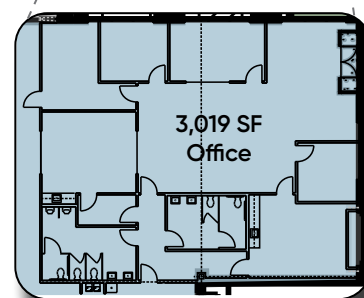
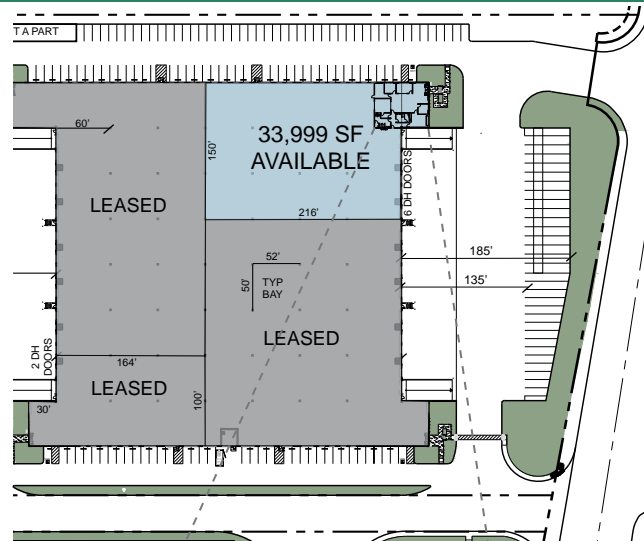
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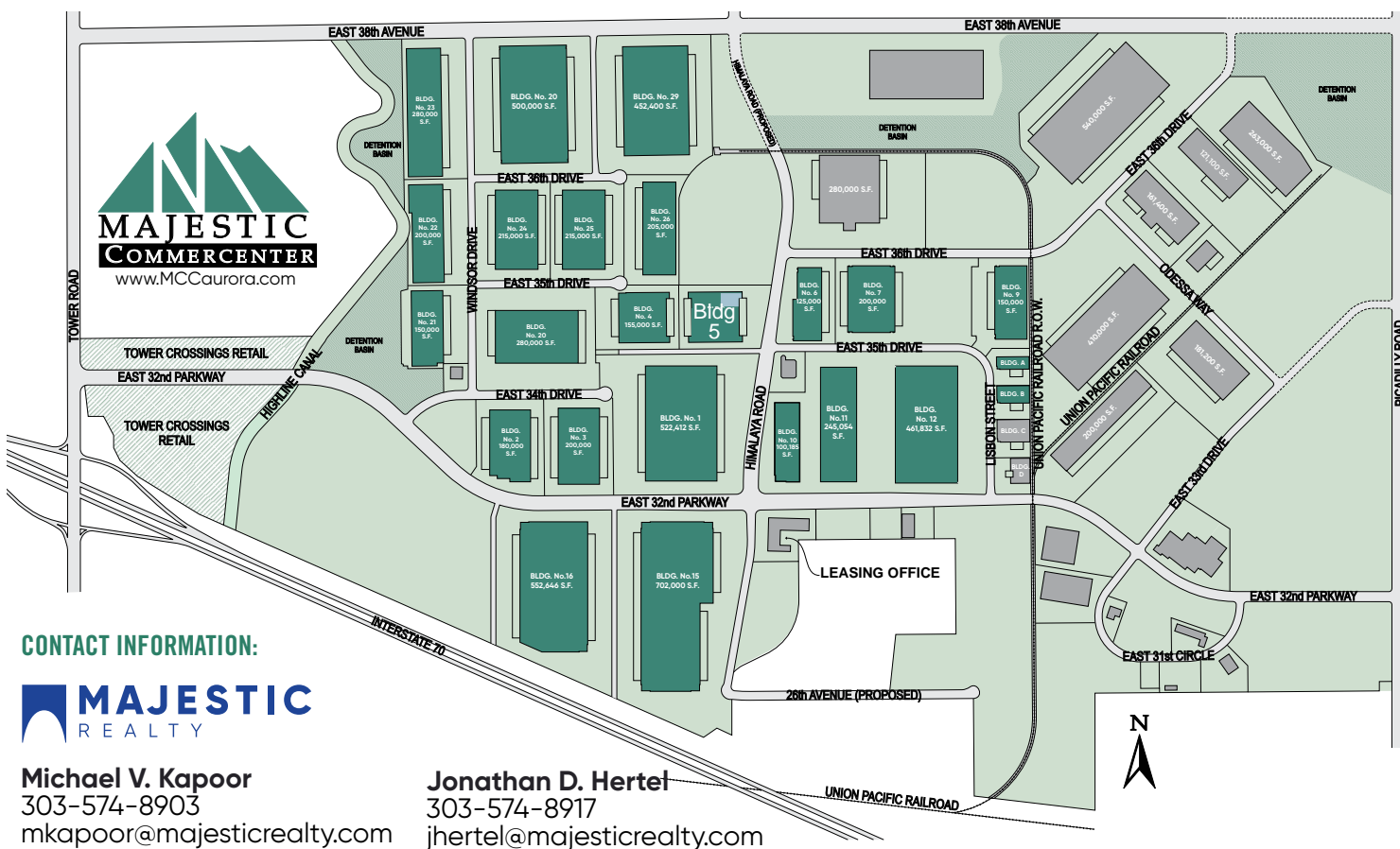
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AVAILABLE FOR LEASE



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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