



MAJESTIC  
COMMERCIAL CENTER

1,600 Acre Master Planned Business Park | Aurora, CO | [www.MCCaurora.com](http://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

### CONTACT INFORMATION:

**Michael V. Kapoor**

303-574-8903

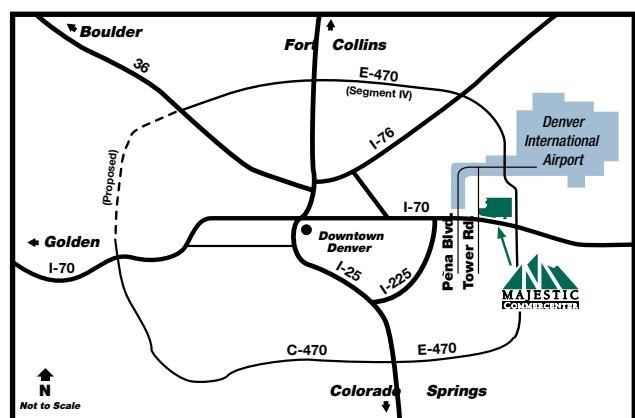
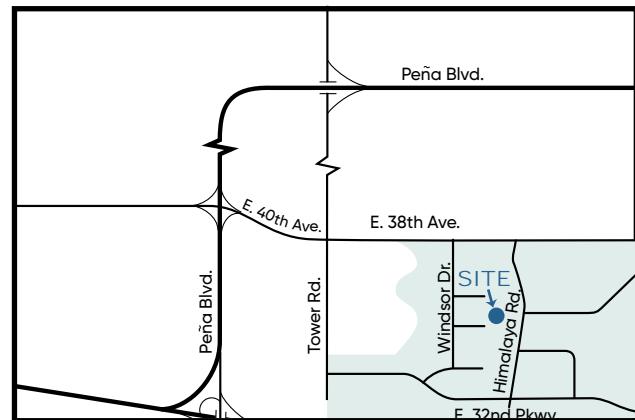
[mkapoor@majesticrealty.com](mailto:mkapoor@majesticrealty.com)

**Jonathan D. Hertel**

303-574-8917

[jhertel@majesticrealty.com](mailto:jhertel@majesticrealty.com)

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



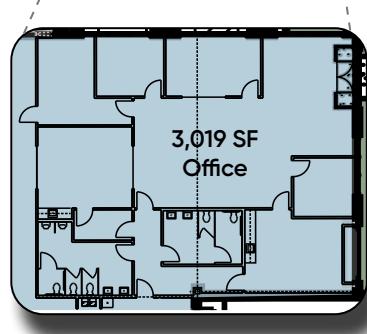
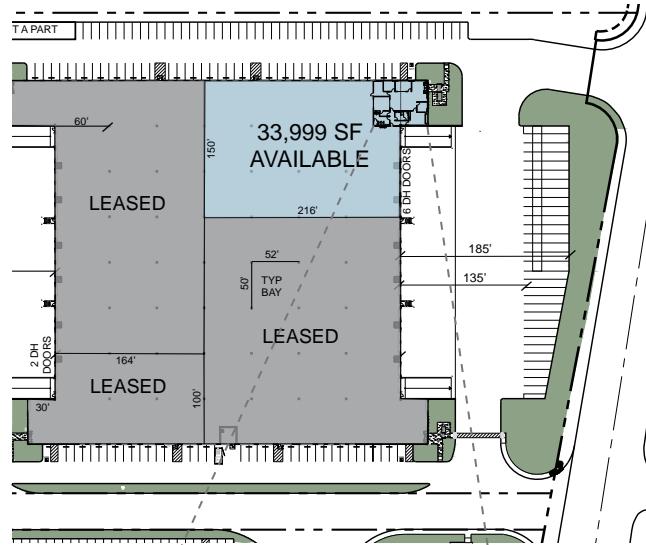
20100 E. 32nd Parkway, Suite 150, Aurora, CO 80011  
Main: 303-371-1400  
[www.majesticrealty.com](http://www.majesticrealty.com)



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## Majestic Commercenter 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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mkapoor@majesticrealty.com

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