



MAJESTIC
COMMERCENTER

1,500 Acre Master Planned Business Park | Aurora, CO

Developed by MAJESTIC REALTY CO.

BUILDING #25

50,000± SF

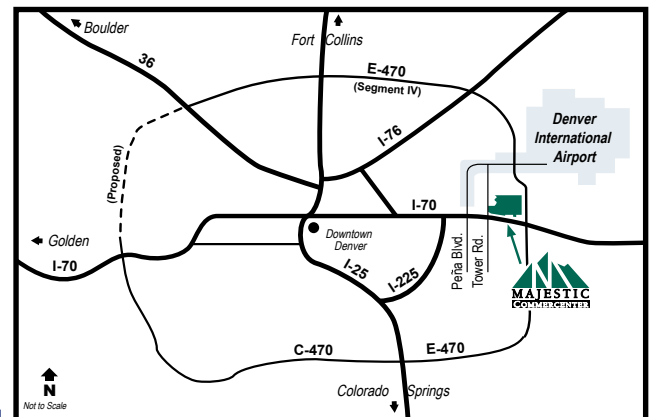
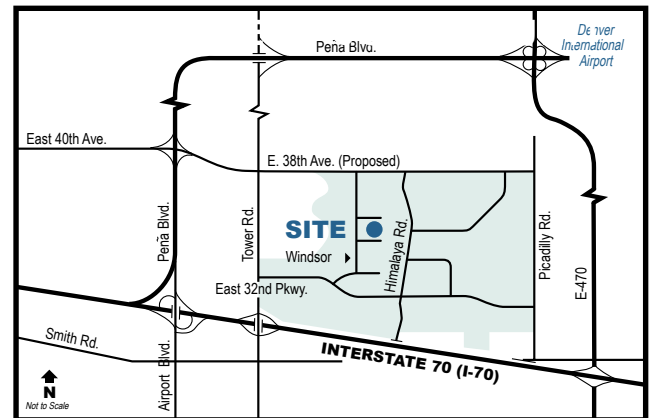
GREAT CORNER UNIT



Building Features

- Land Size:** 10.51 acres
- Building Size:** 215,000 square feet
- Construction:** Concrete tilt-up
- Clearance:** 30' minimum at first column
- Sprinkler System:** ESFR
- Loading:** 12 dock high doors
- 8 with levelers
2 ground level
- Office:** 1,700 square feet
- Warehouse Lighting:** 25' candles @ 3' above finished floor
- Power:** 200 Amps
- Car Parking:** 31 spaces
- Roof:** Single-ply EPDM 45 mil ballasted with minimum R-125 rigid insulation board
- Skylights:** 2% of roof area
- Walls:** Insulated with R-11 from 8' above finished floor
- Floor:** 6" concrete with sealer
- Bay Spacing:** 50' x 55' bay spacing

19655 East 35th Drive, Suite 800, Aurora, Colorado



Contact Information:

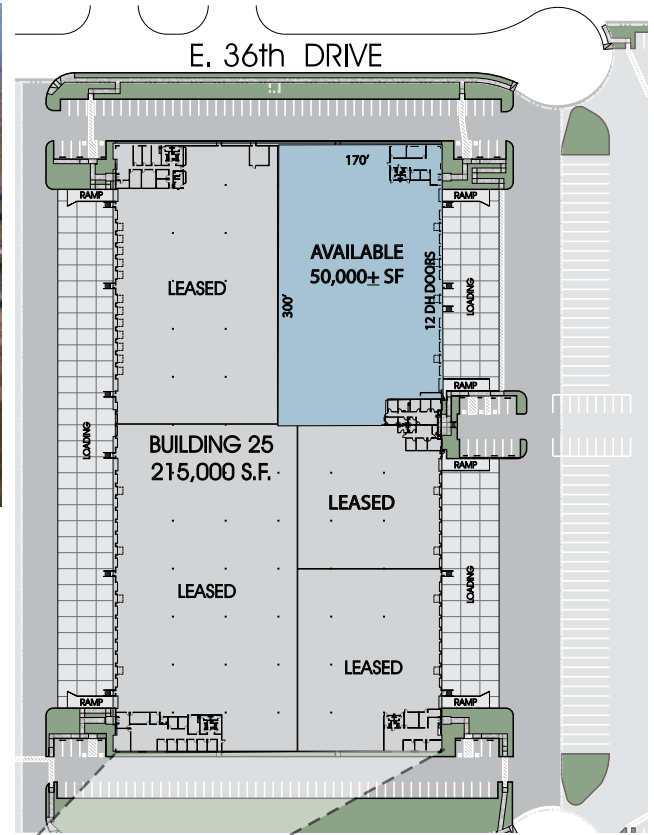
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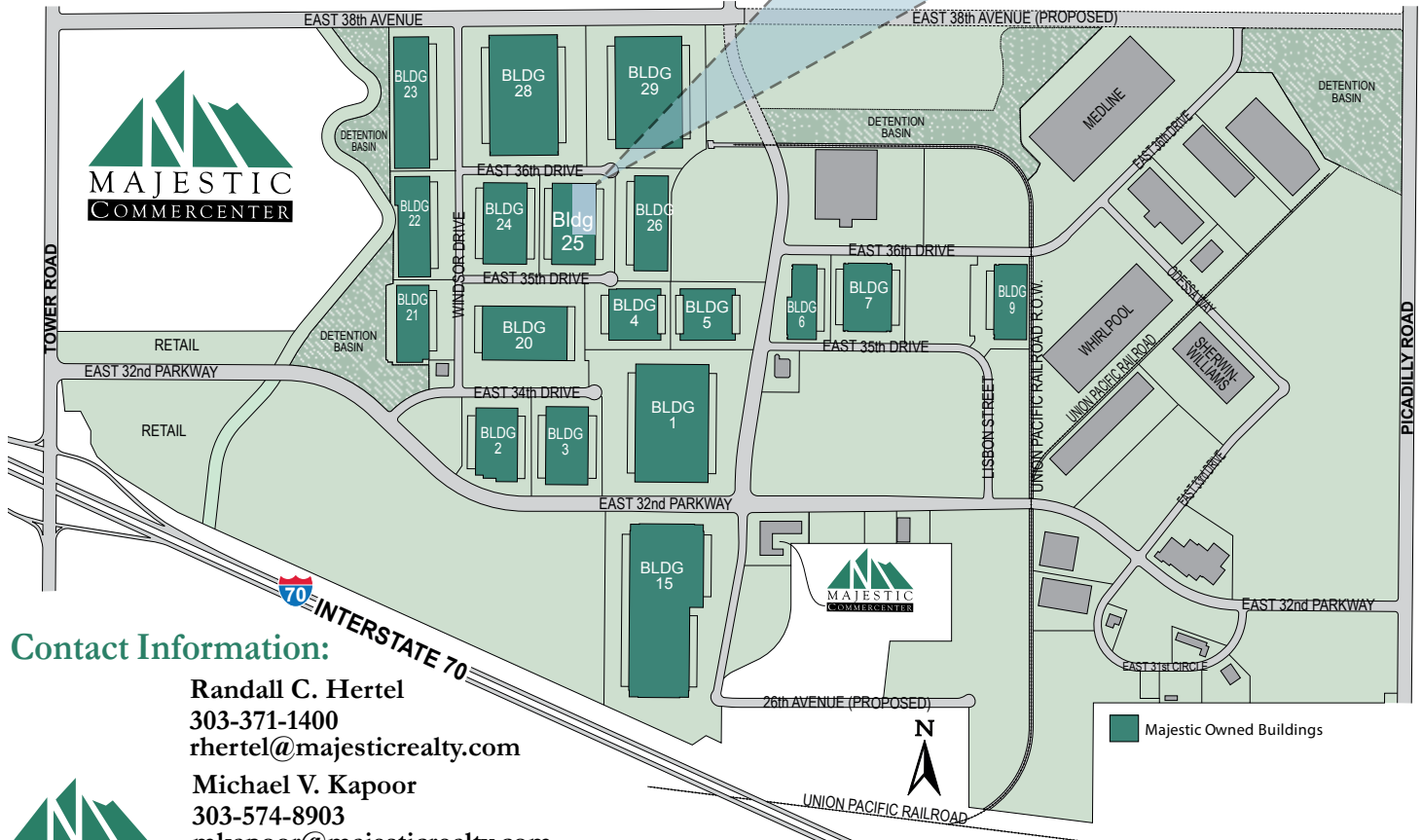
MAJESTIC REALTY CO.

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Majestic Commercenter Features

- 1,500 Acre Master Planned Business Park
- 7.5 Million Square Feet Developed
- 20,000 to 1,000,000+ 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
- Adams County Enterprise Zone
- Foreign Trade Zone 293
- 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.