



BUILDING #23

99,120 SF

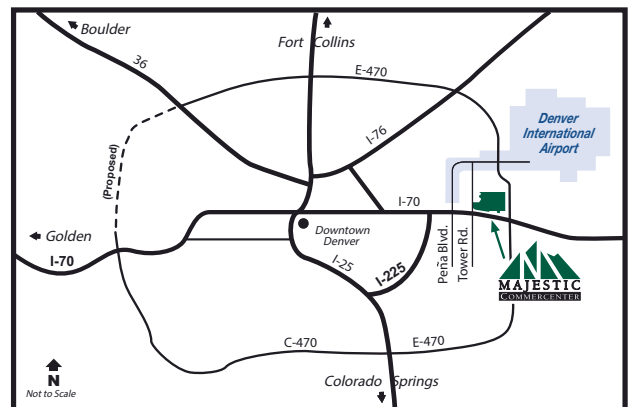
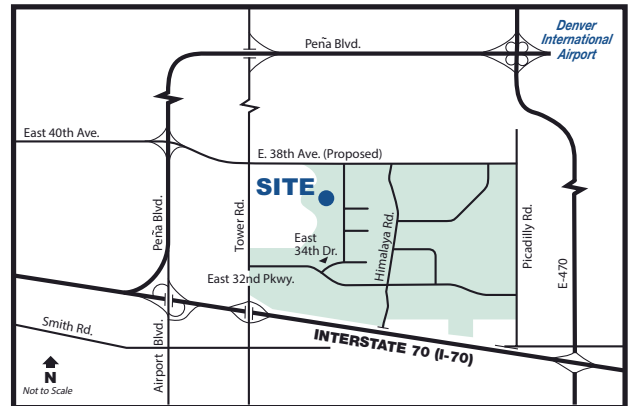
AVAILABLE FOR LEASE



Building Features

- Land Size:** 13.1 acres
- Building Size:** 280,000 square feet
- Construction:** Concrete tilt-up
- Clearance:** 30' minimum at first column
- Sprinkler System:** ESFR; designed to FM specifications
- Loading:** 20 - dock high doors
- 7 with levelers
1 - ground level ramp door
- Office:** 900 SF
- Warehouse Lighting:** 25' candles
- Power:** 400 amps, 277/480 volt
- Trailer Parking:** 7 spaces
- Car Parking:** 30 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'
- Other Amenities:** Front load design with 7 trailer parks

3605 North Windsor Drive, Aurora, Colorado



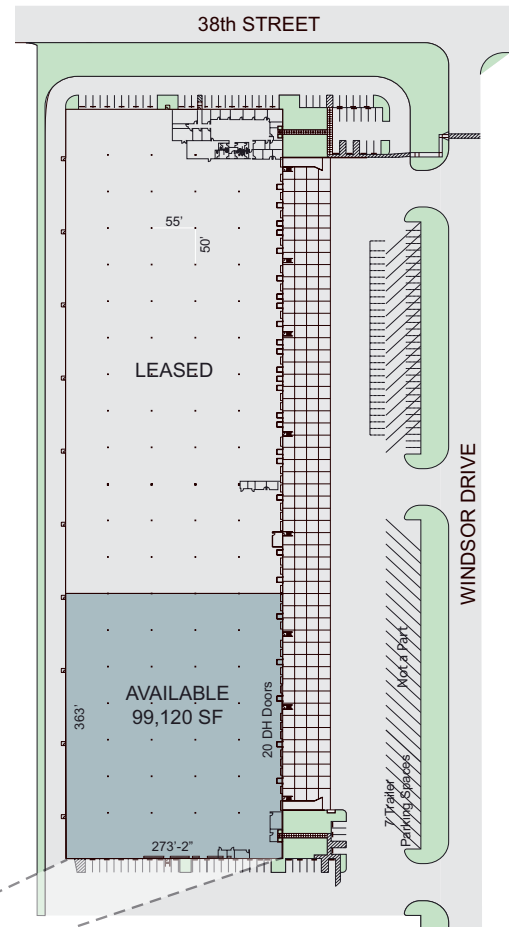
Contact Information:

Randall C. Hertel
303-371-1400
rhertel@majesticrealty.com

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

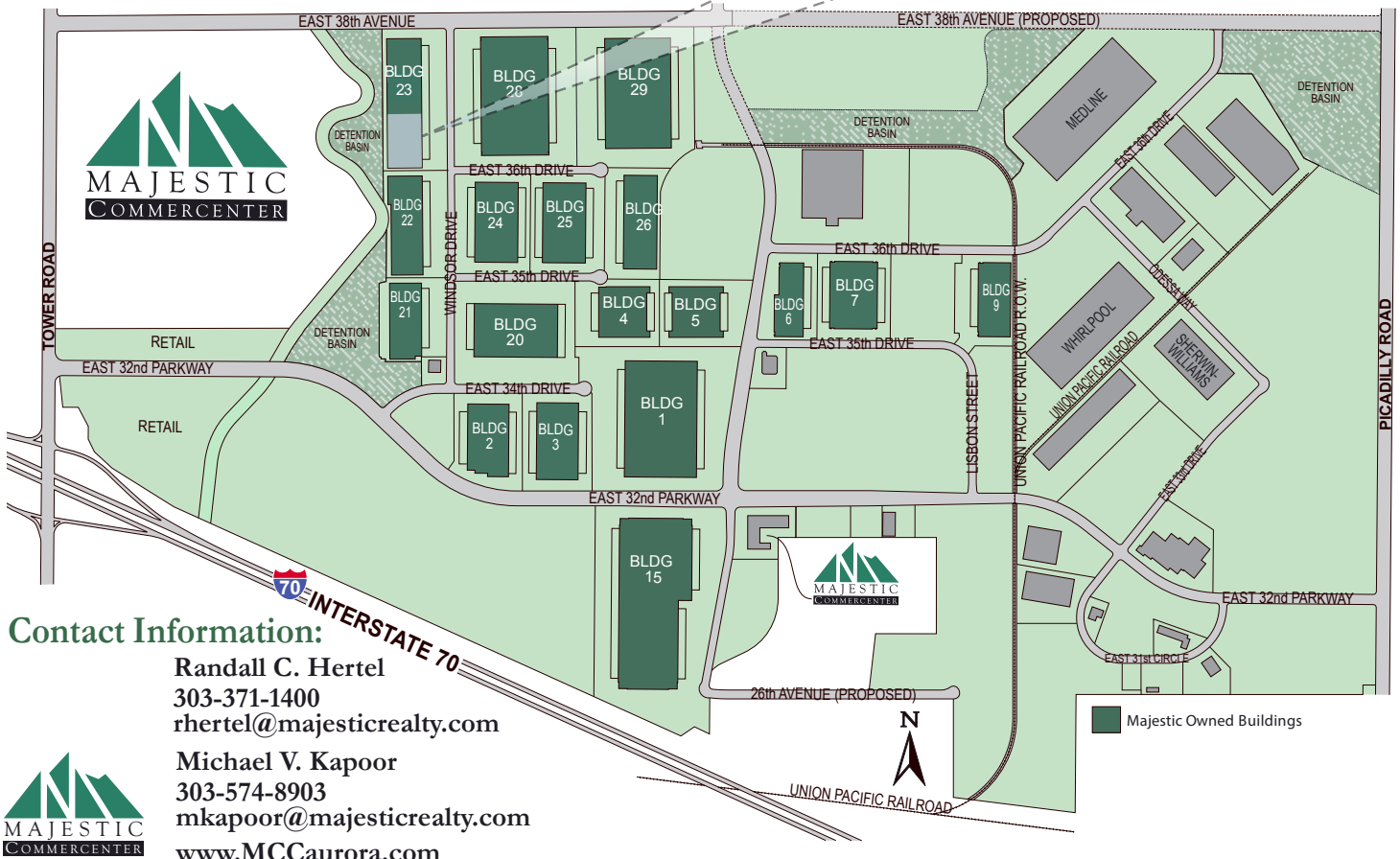


20100 E. 32nd Parkway, Suite 150, Aurora, CO 80011
Main: 303-371-1400
www.majesticrealty.com



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



Contact Information:

Randall C. Hertel
 303-371-1400
 rhertel@majesticrealty.com

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



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.