



BUILDING #6

26,323 SF

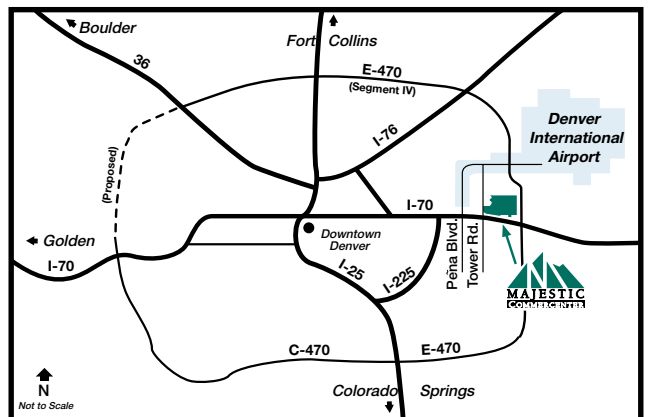
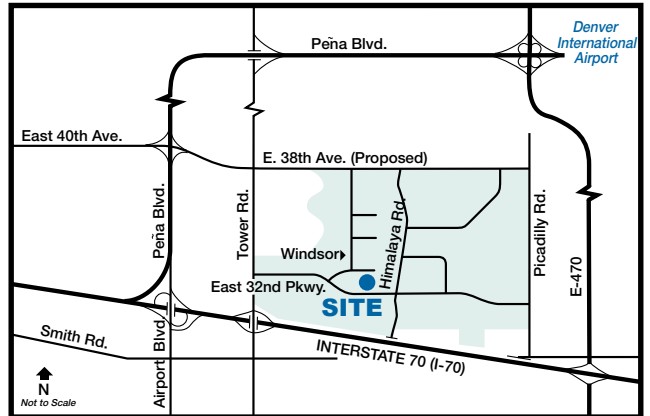
FRONT PARK/REAR LOAD



Building Features:

- Building Size:** 125,000 square feet
- Construction:** Concrete tilt-up
- Clearance:** 26' minimum at first column
- Sprinkler System:** ESFR; designed to FM specifications
- Warehouse Lighting:** 25' candles @ 3' above finished floor
- Car Parking:** 10± autos
- Loading:** 8 dock high doors
8 EOD's
8 Dock Seals
- Roof:** Single-ply EPDM 45 mil ballasted with minimum R-125 rigid insulation board
- Skylights:** 1% of roof area
- Walls:** Insulated with R-11 from 8' above finished floor
- Bay Spacing:** 40' x 40' bay spacing
- Other Amenities:** Front park, rear load design
130' truck courtyard

3510 Himalaya Road, Suite 200, Aurora, CO

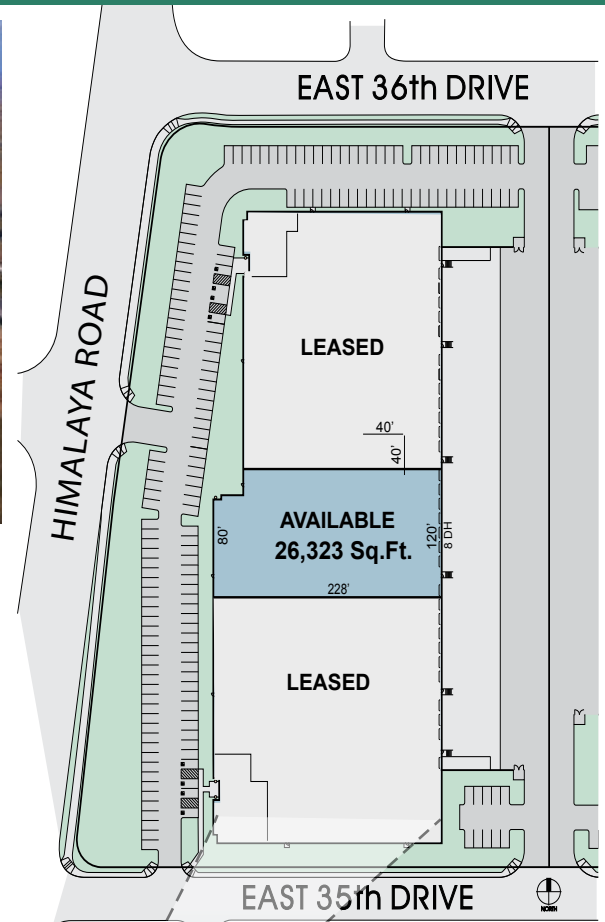


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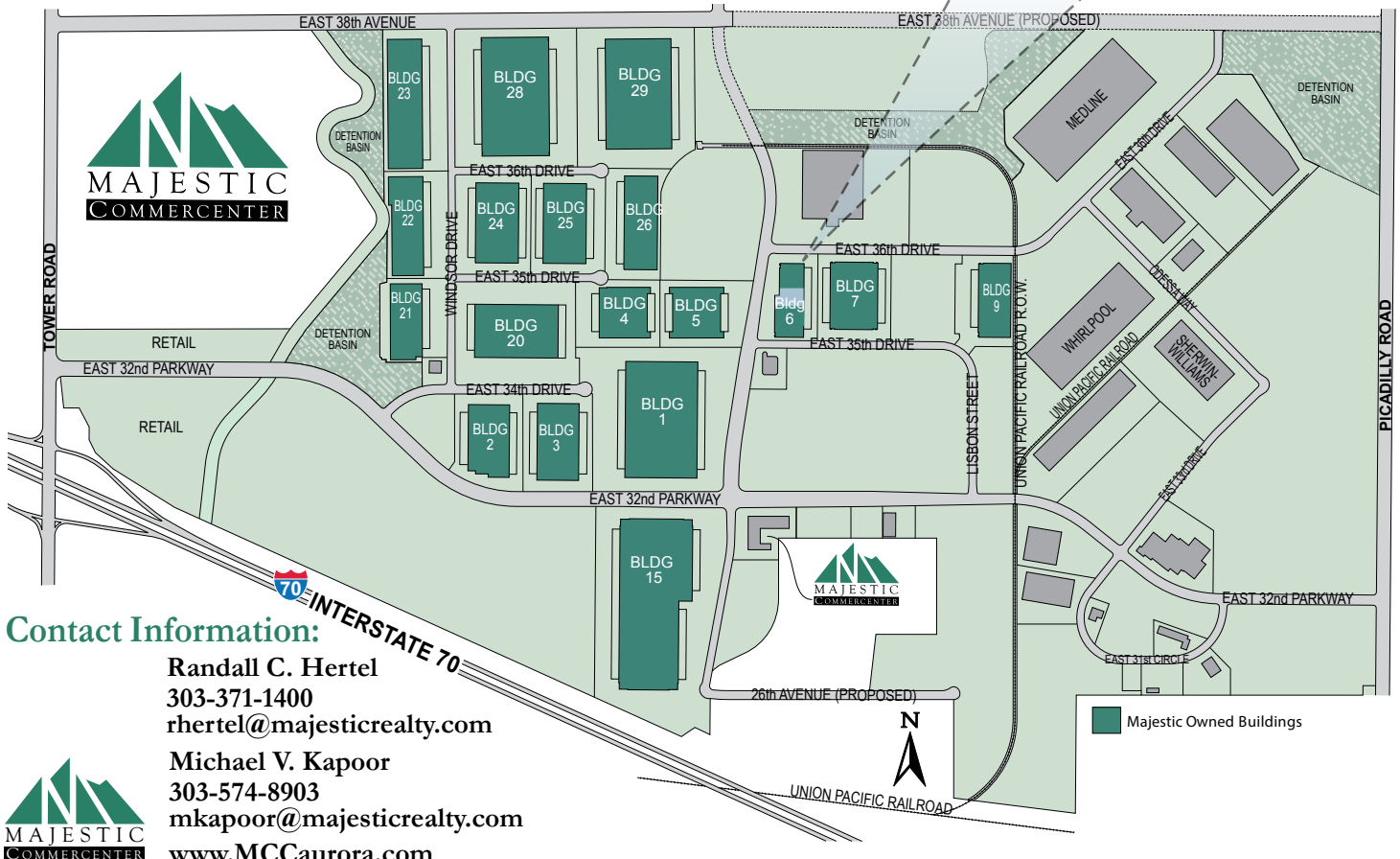


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Majestic Commercenter Features

- 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.