



BUILDING #5

17,952 SF

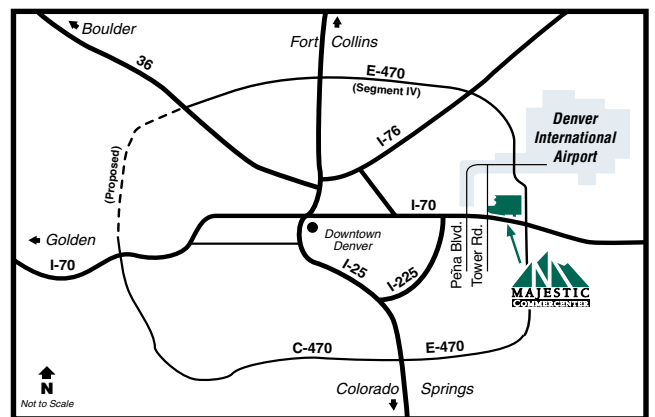
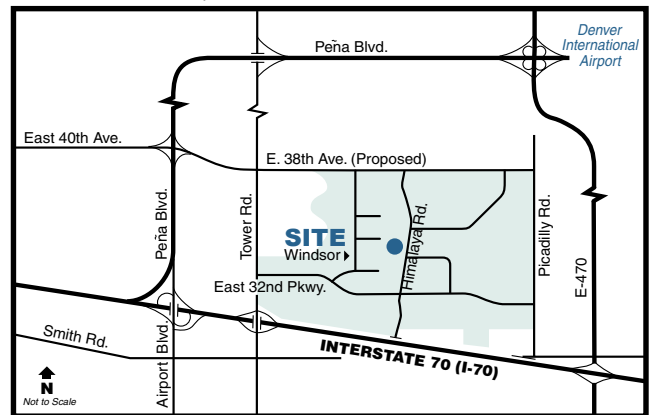
AVAILABLE FOR LEASE



3559 N. Himalaya Road, Suite 200 Aurora, Colorado

### Building Features

- Land Size:** 8.34 acres
- Building Size:** 159,047 SF
- Construction:** Concrete tilt-up
- Sprinkler System:** ESFR; designed to FM specifications
- Office:** To Suit
- Power:** To Suit
- Roof:** Single-ply TPO 60 mil with R-30 rigid insulation board
- Floor:** 6" concrete with sealer
- Skylights:** 1% of roof area
- Walls:** Insulated with R-11 from 8'
- Clearance:** 32' minimum at first column
- Car Parking:** Approximately 8 spaces
- Loading:** 2 dock high doors, 1 (14' x 16') ground level ramp
- Bay Spacing:** 50' x 52' bay spacing, 60' speed bay
- Other Amenities:** Single side loading



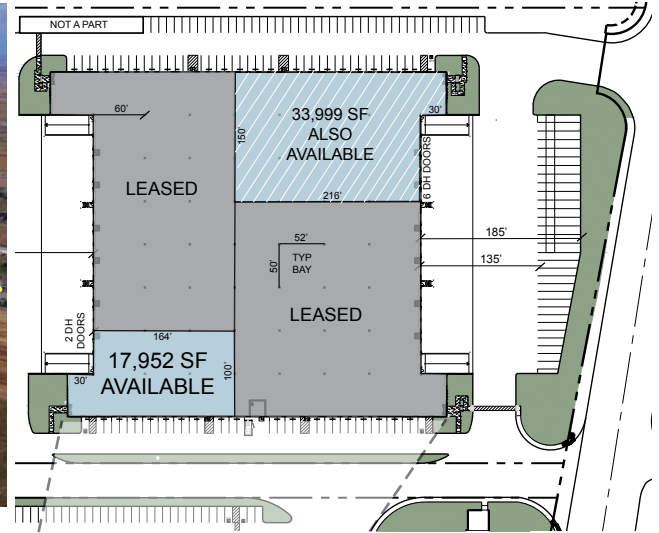
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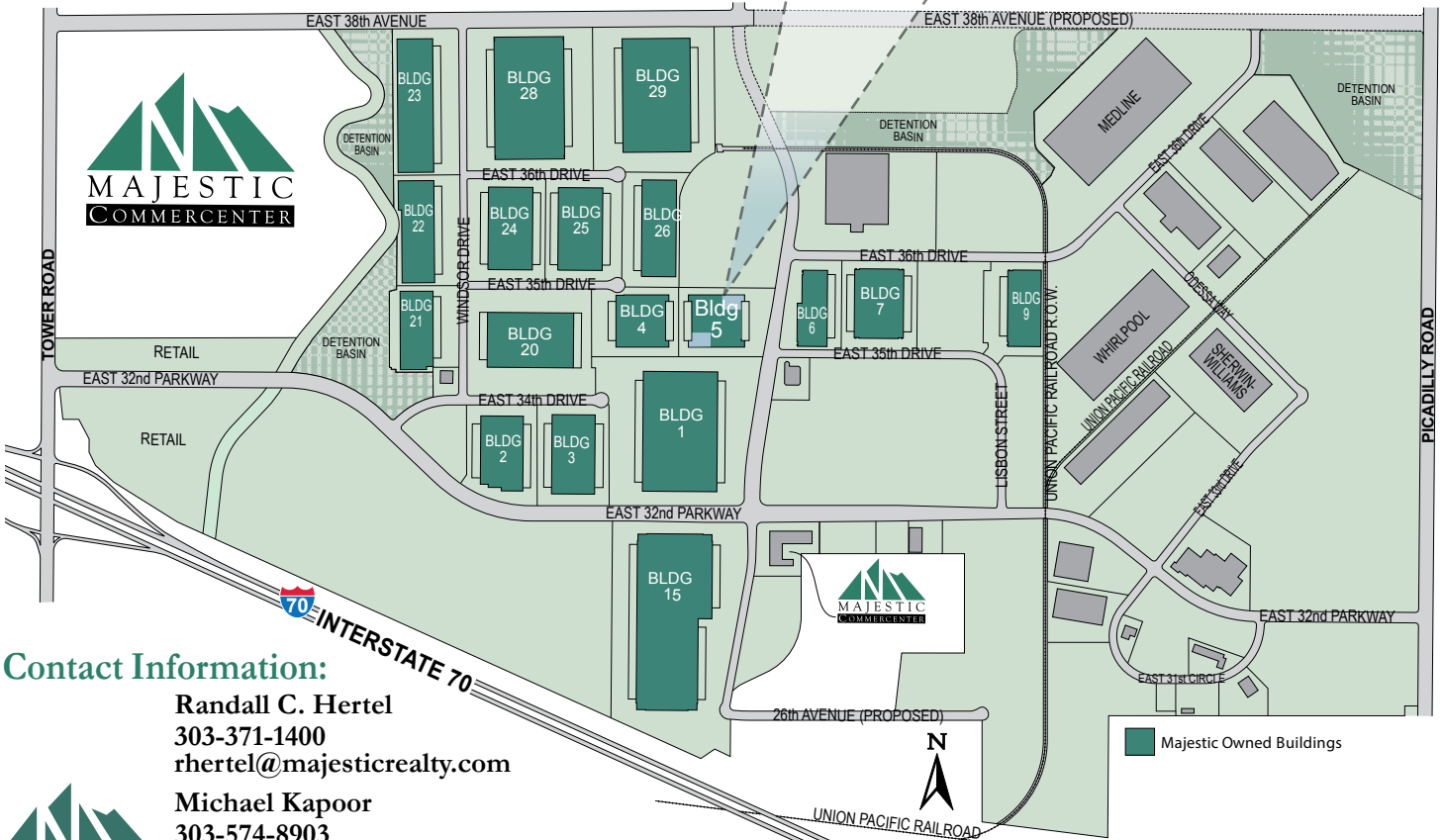


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**Majestic Commercenter Features**

- 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.