



MAJESTIC  
COMMERCENTER

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

Developed by  MAJESTIC REALTY CO.

## 4-FREE STANDING BUILDINGS FOR SALE OR LEASE



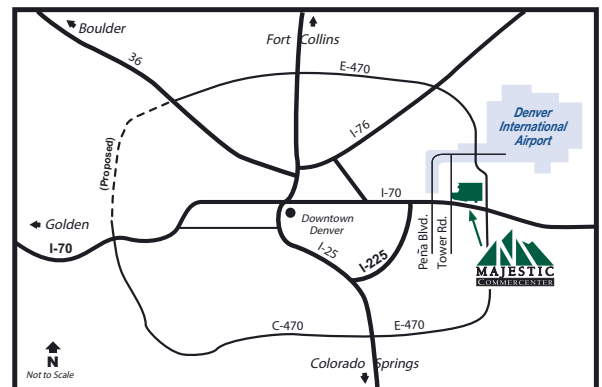
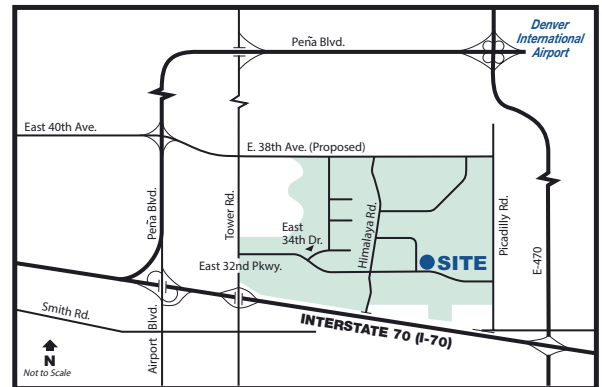
### Common Building Features

**Land Size:** 2± Acre Sites  
**Construction:** Concrete Tilt-Up  
**Clearance:** 24'  
**Sprinkler System:** ESFR  
**Office:** To Suit  
**Power:** To Suit  
**Skylights:** 1 per Bay

	<b>Bldg #A:</b>	<b>Bldg #B:</b>
<b>Building Size:</b>	25,812 SF	36,212 SF
<b>Loading:</b>	6 Dock High Doors	6 Dock High Doors
<b>Parking:</b>	16 Spaces (Expandable)	17 Spaces (Expandable)
<b>Bay Spacing:</b>	52' x 50'	52' x 50'

	<b>Bldg #C:</b>	<b>Bldg #D:</b>
<b>Building Size:</b>	46,612 SF	30,000 SF
<b>Loading:</b>	4 Dock High Doors	4 Dock High Doors
<b>Parking:</b>	54 Spaces (Expandable)	54 Spaces (Expandable)
<b>Bay Spacing:</b>	50' x 60'	50' x 50'

**PRE SOLD**



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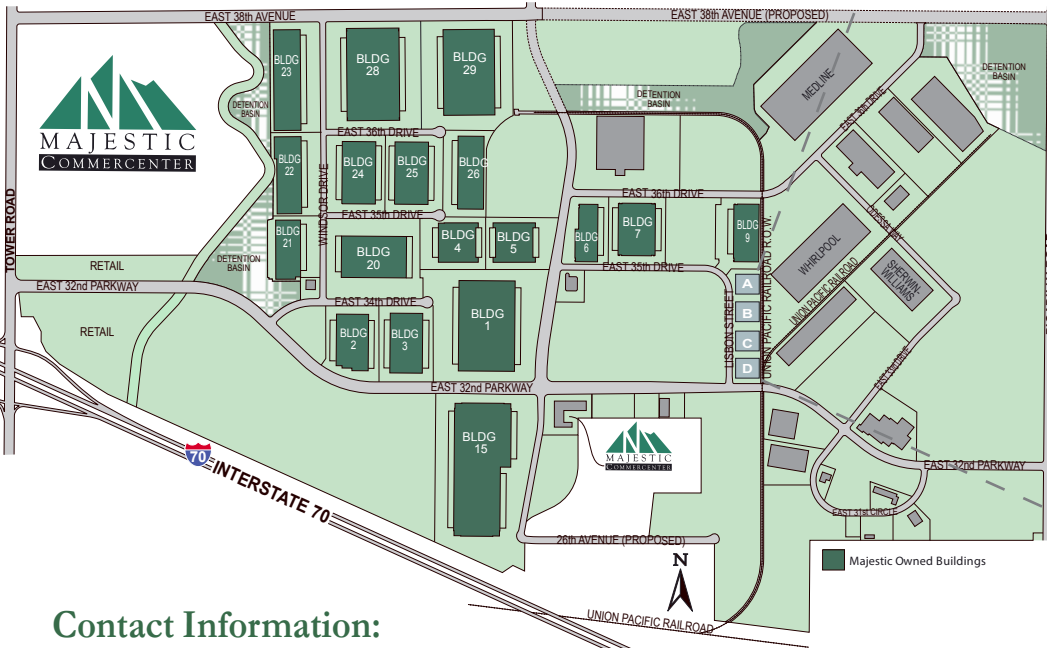
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## Majestic Commercenter Features

- 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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