



BUILDING #1

140,653 SF

AVAILABLE FOR LEASE

36' CLEAR | 31 DH | 45 TRAILER SPACES



Building Features

- Land Size:** 28 acres
- Building Size:** 522,271 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:** 7" concrete with sealer
- Skylights:** 1% of roof area
- Walls:** Insulated with R-11 from 8'
- Clearance:** 36' minimum at first column
- Trailer Parking:** Up to 48 spaces
- Car Parking:** Approximately 50 spaces (expandable)
- Loading:** 31 dock high doors
1-14' x 16' ground level ramp
- Bay Spacing:** 54' x 50' bay spacing
- Other Amenities:** Single side loading

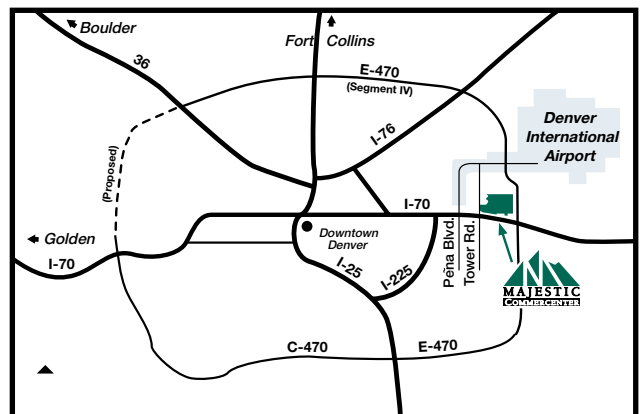
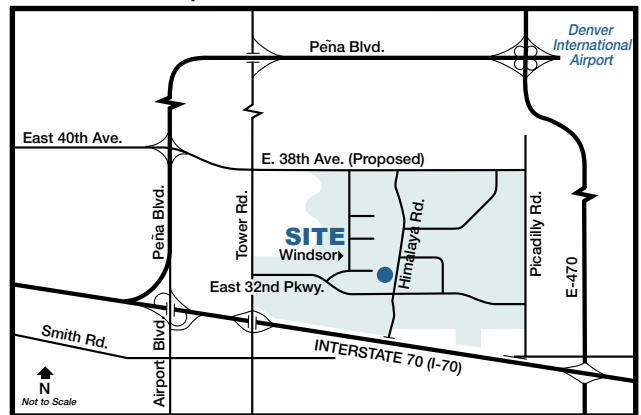
Contact Information:

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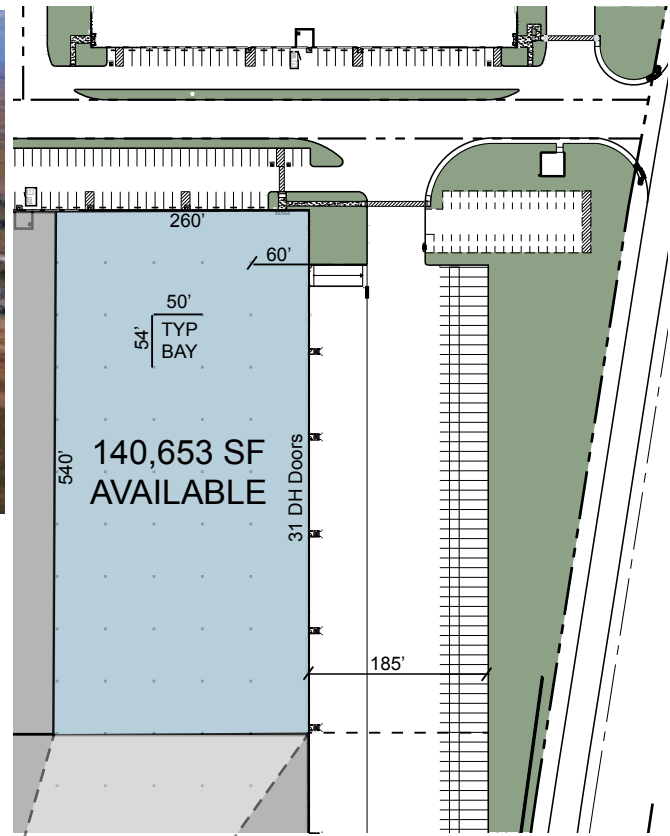
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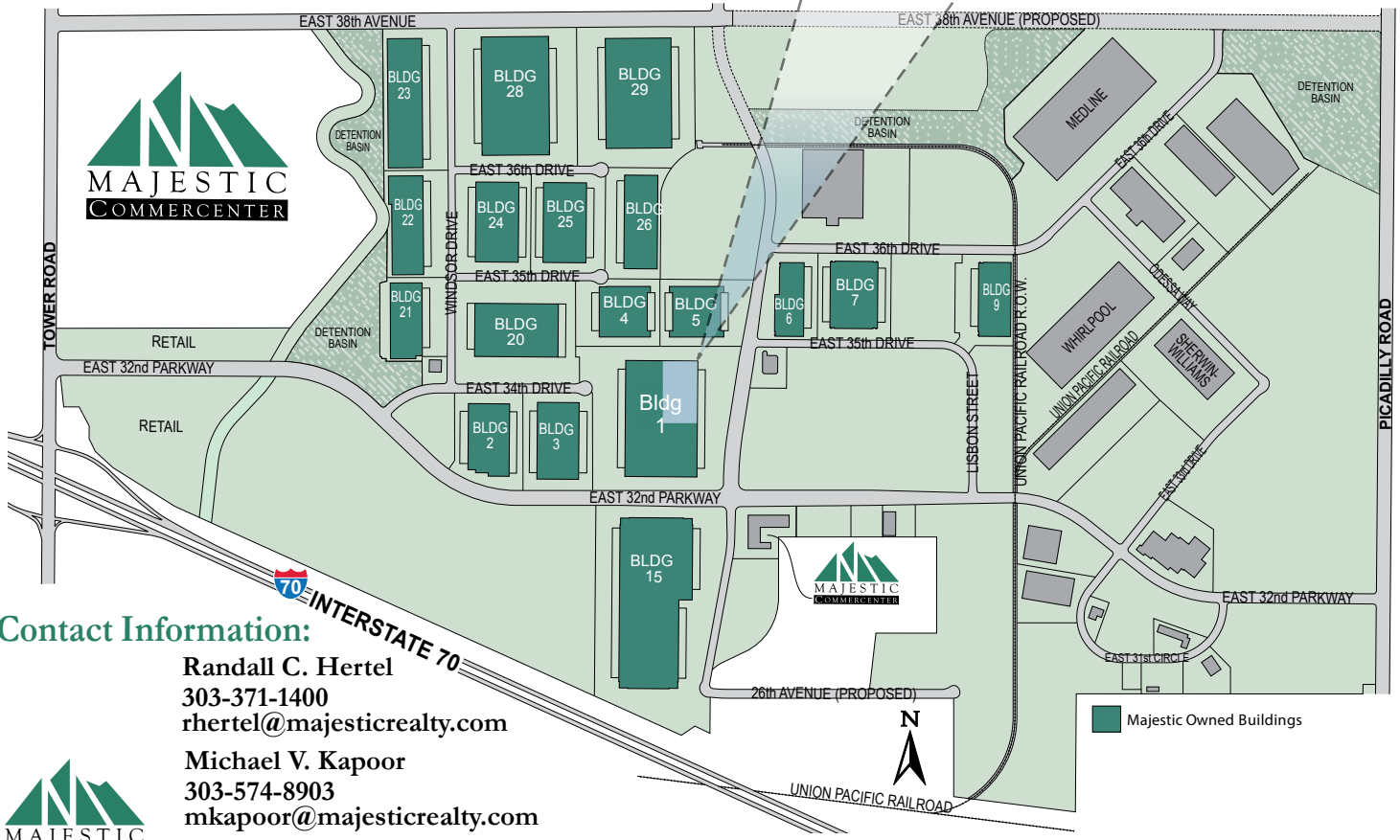


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Majestic Commercenter Features

- 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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