



MAJESTIC COMMERCIAL

1,600 Acre Master Planned Business Park | Aurora, CO | www.MCCaurora.com

BUILDING #2

92,145 SF

FREEZER/COOLER SPACE

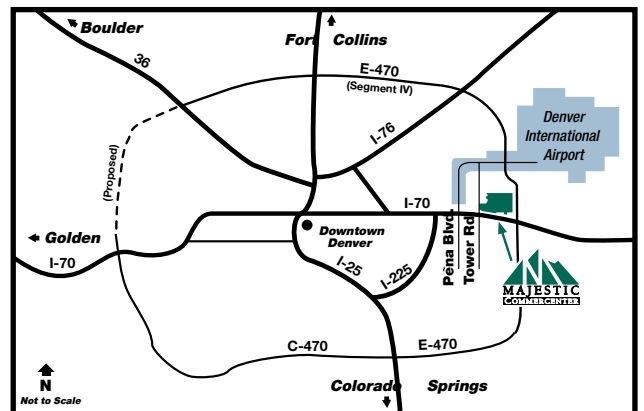
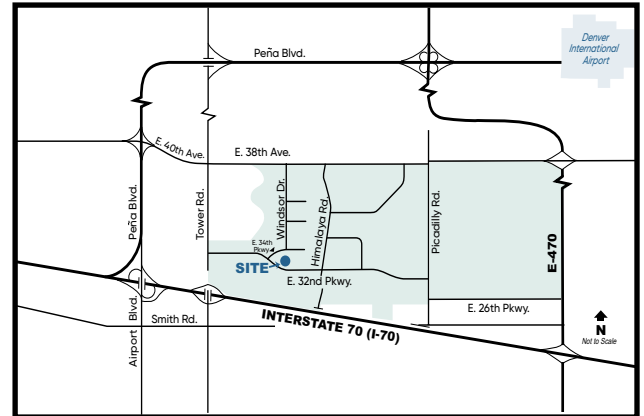


8,650 SF Total Office Space

Building Features - Building 2

- Building Size:** 180,000 SF
- Land Size:** 9.03 Acres
- Construction:** Concrete Tilt-up
- Clearance:** 28' Minimum at First Column
- Sprinkler System:** ESFR - Warehouse
Dry Pendant Sprinkler Heads - Cooler/
Freezer
- Lighting:** 25 Foot Candles
- Trailer Parking:** 20 Spaces
- Car Parking:** 89 Spaces
- Loading:** 25 Total Dock High Doors
- 21 with Levelers, Lights and Seals
2 Ground Level Ramp Doors
- Freezer:** 21,120 SF (Temp 0 to 10)
- Cooler:** 6,006 SF (Temp 34 to 38)
- Cold Dock Area:** 4,960 SF (Temp 34 to 38) - 10 Docks
- Dry Storage & Dry Dock:** 48,495 SF - 15 Docks
- Office:** 3,500 SF SWC
5,150 SF NWC
- Power:** 1,200 Amps, 277/480 Volt
- Floor:** 6" Concrete with Sealer
- Walls:** Insulated with R-11 from 8' Above
Finished Floor
- Bay Spacing:** 40' x 40'

19500 E. 34th Pkwy., Aurora, CO



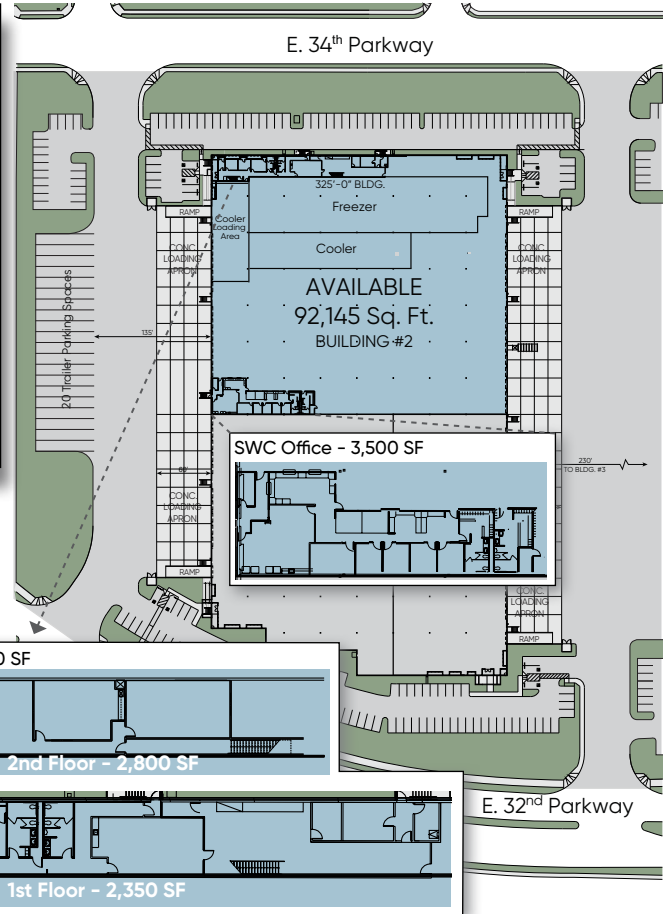
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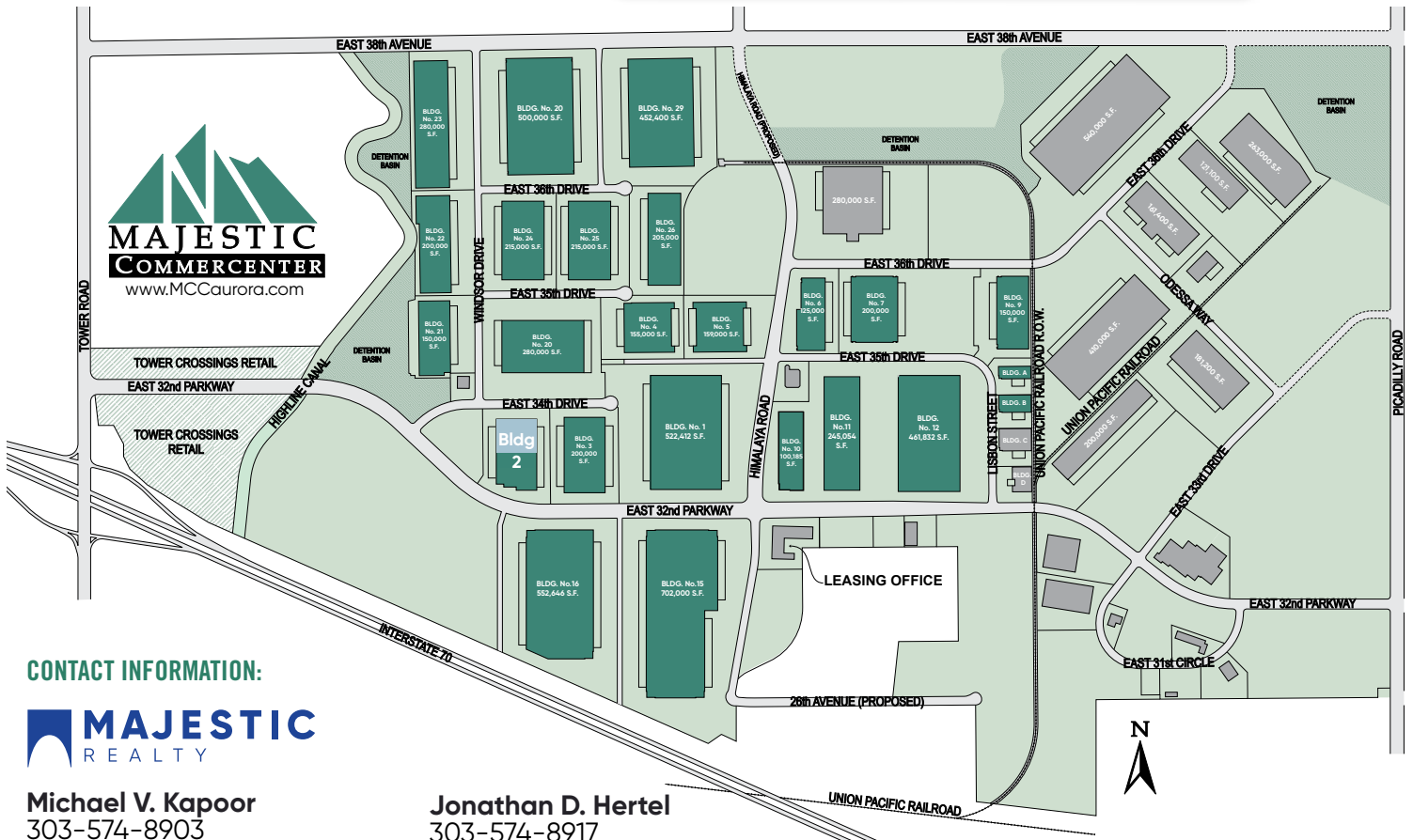
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Majestic Commercenter Features

- 1,600 Acre Master Planned Business Park
- 10 Million Square Feet Developed
- 25,000 to 1,500,000 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
- Federal Opportunity Zone
- 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.