



MAJESTIC COMMERCENTER

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

BUILDING #10

50,313 SF

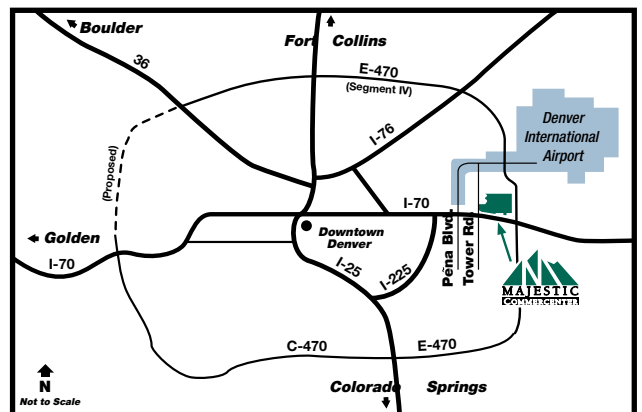
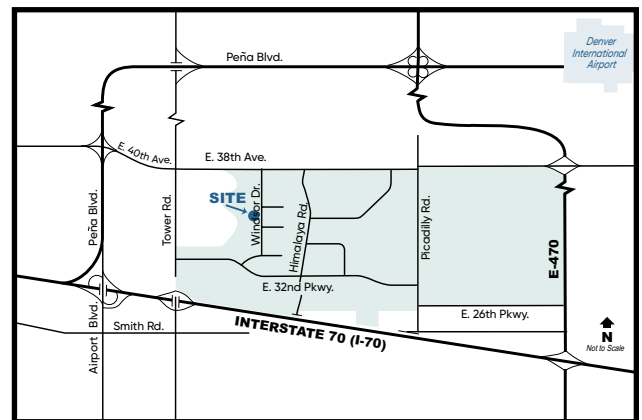
DIVISIBLE TO 16,000 SF



Building Features - Building 10

- Building Size:** 100,130 Square Feet
- Land Size:** 7.65 Acres
- Construction:** Concrete Tilt-Up
- Clearance:** 28' Minimum at First Column
- Divisible:** To 16,000 Square Feet
- Sprinkler System:** ESFR
- Car Parking:** 78 Total
- Loading:** 18 Dock High Doors; 2 Drive-In Doors
- Office:** To Suit
- Power:** 1,500 Amps, 480V, 3 Phase
- Roof:** Single-ply TPO 60 mil with R-30 Rigid Insulation Board
- Skylights:** 4' x 8' Skylight in Each Bay Providing Tremendous Natural Light
- Walls:** Insulated with R-11 Finished Floor to Roof
- Floor:** 6" Concrete With Sealer
- Bay Spacing:** 50' x 52' Bay Spacing; 60' Speed Bay
- Other Amenities:** Can be Fenced and Enclosed

3250 N. Himalaya Road, Aurora, CO



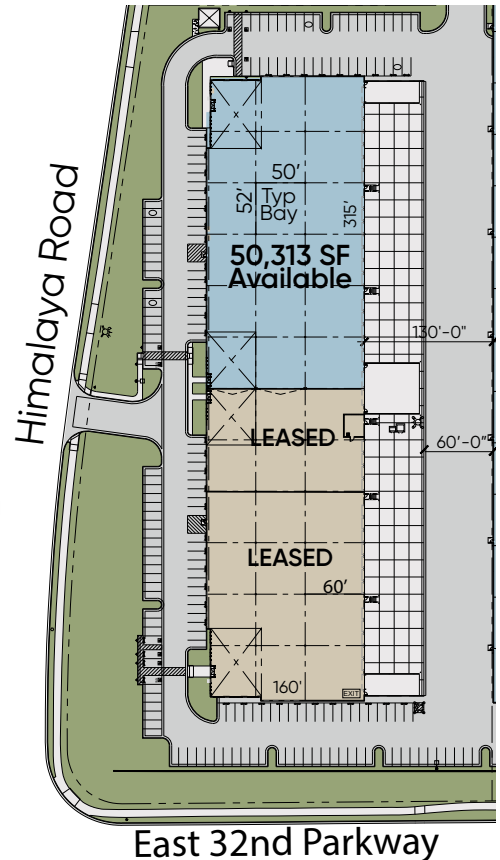
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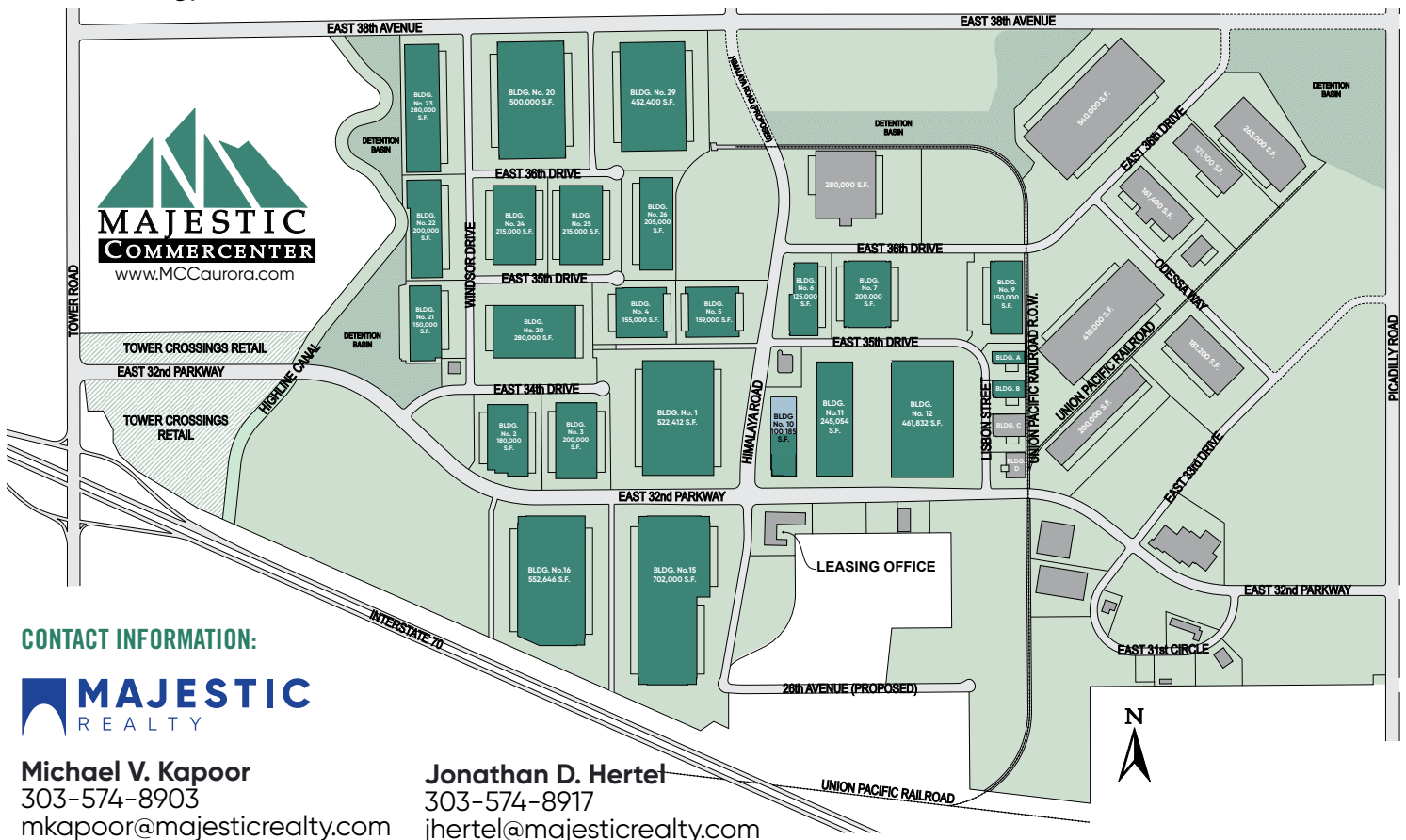


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www.majesticrealty.com



Majestic Commercenter Features

- 1,600 Acre Master Planned Business Park
- 10 Million Square Feet Developed
- 20,000 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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