



# MAJESTIC COMMERCIAL

1,600 Acre Master Planned Business Park | Aurora, CO | [www.MCCaurora.com](http://www.MCCaurora.com)

**BUILDING #24**

**59,625 SF**

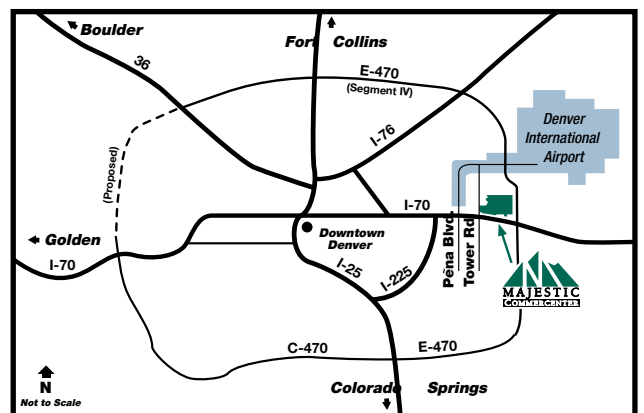
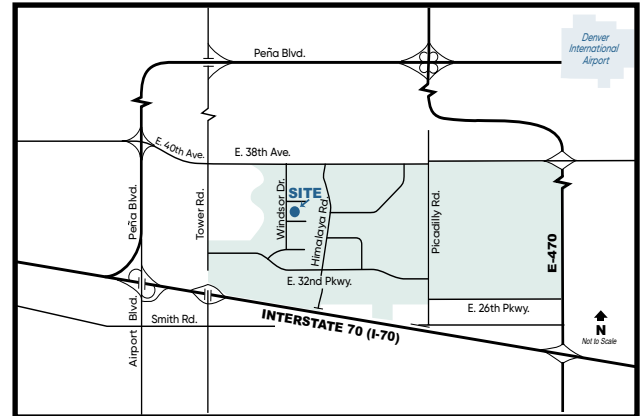
**CROSS-DOCK**



## Building Features - Building 24

- Building Size:** 215,000 SF
- Land Size:** 10.51 Acres
- Construction:** Concrete Tilt-up
- Clearance:** 30' Minimum at First Column
- Sprinkler System:** ESFR
- Lighting:** 25 Foot Candles - High Bay Fluorescent
- Car Parking:** 20 Spaces
- Loading:** 16 Dock High Doors
  - 1 - 20' x 20' Ground Level Ramp Door
  - 2 - 12' x 14' Ground Level Ramp Doors
- Office:** 941 SF
- Power:** 200 Amps, 277/480 Volt
- Roof:** Single-ply EPDM 45 mil Ballasted with minimum R-125 Rigid Insulation Board
- Skylights:** 4' x 8' Skylights in Each Bay Providing Tremendous Natural Lighting
- Walls:** Insulated with R-11 from 8' Above Finished Floor
- Floor:** 6" Concrete with Sealer
- Bay Spacing:** 50' x 55' Bay Spacing

3500 N. Windsor Dr., Ste. 300, Aurora, CO



## CONTACT INFORMATION:



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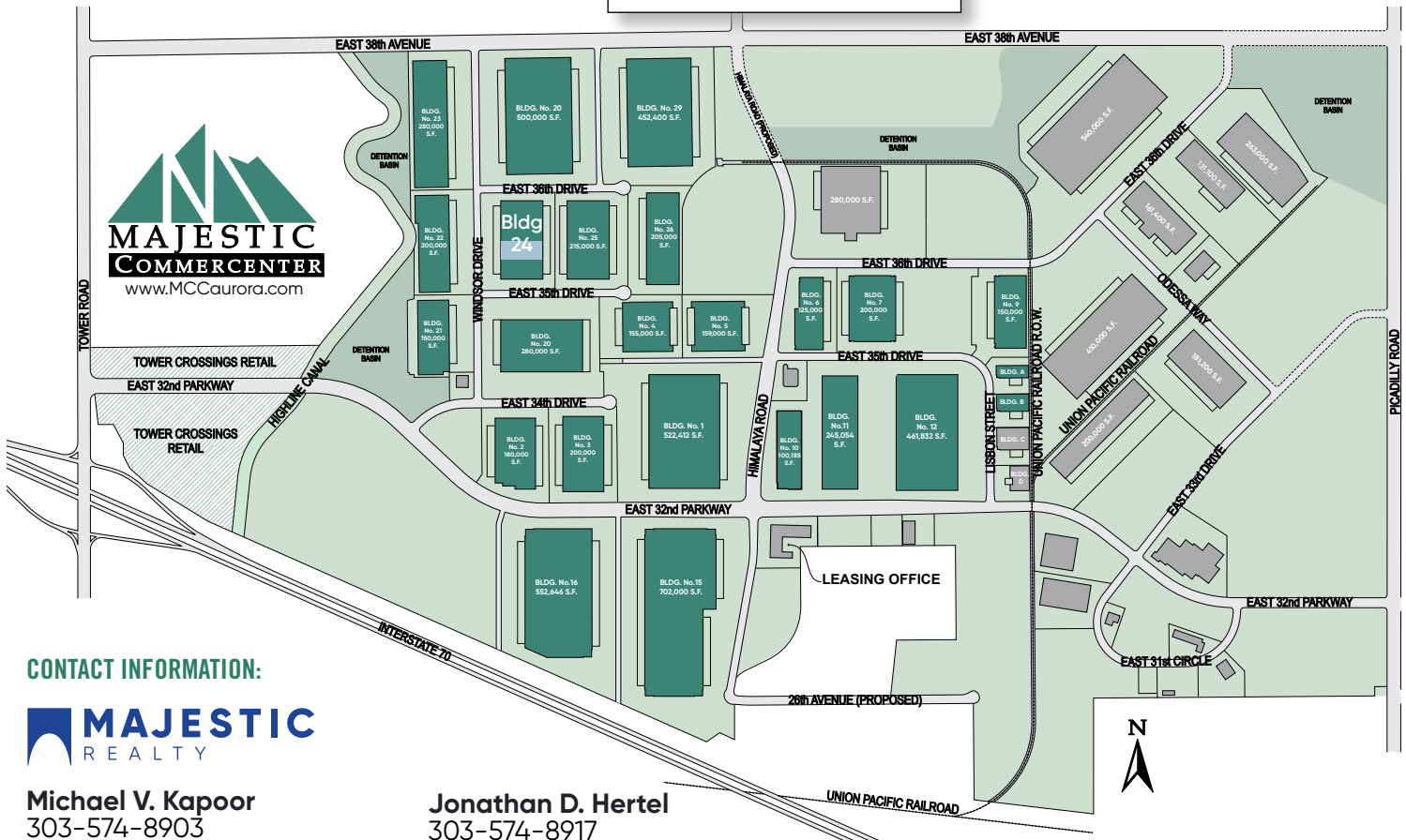
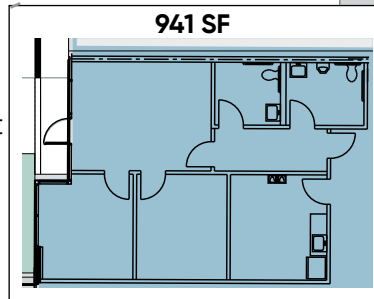
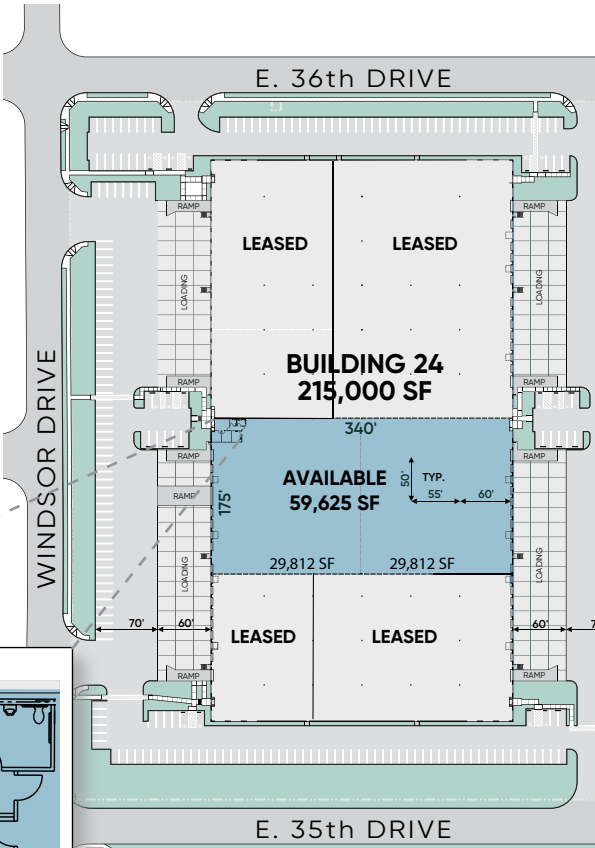
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### Majestic Commercenter Features

- 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.