



# MAJESTIC COMMERCENTER

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

**BUILDING #22**

**85,253 SF**

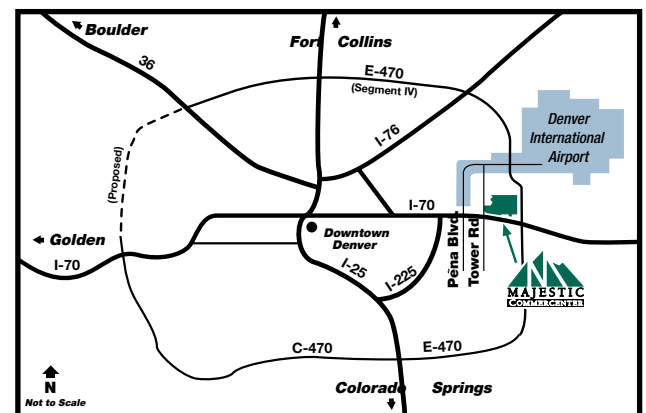
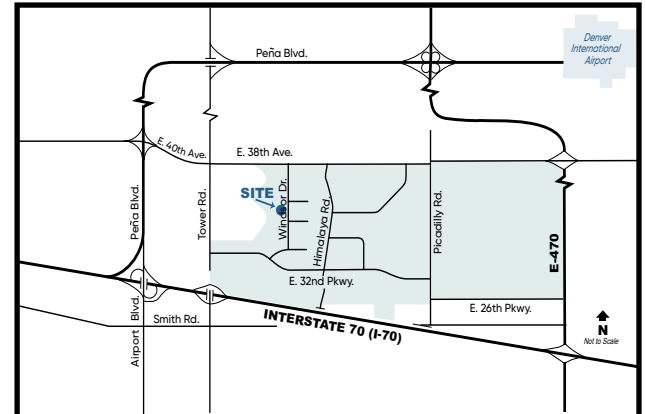
**AVAILABLE FOR LEASE**



## Building Features - Building 22

- Building Size:** 200,000 SF
- Land Size:** 9.52 Acres
- Construction:** Concrete Tilt-up
- Clearance:** 30' Minimum at First Column
- Sprinkler System:** ESRF
- Lighting:** 25 Foot Candles
- Trailer Parking:** 9 Spaces
- Car Parking:** 34 Spaces
- Loading:** 18 Dock High Doors
  - All with Levelers and Dock Shelters
- Office:** 2,650 SF
- Power:** 400 Amps, 480 Volt, 3 Phase
- Roof:** Single-ply EDM 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 50' Bay Spacing
- Other Amenities:** Front Load Design with Trailer Parking

3503 N. Windsor Dr., Aurora, CO



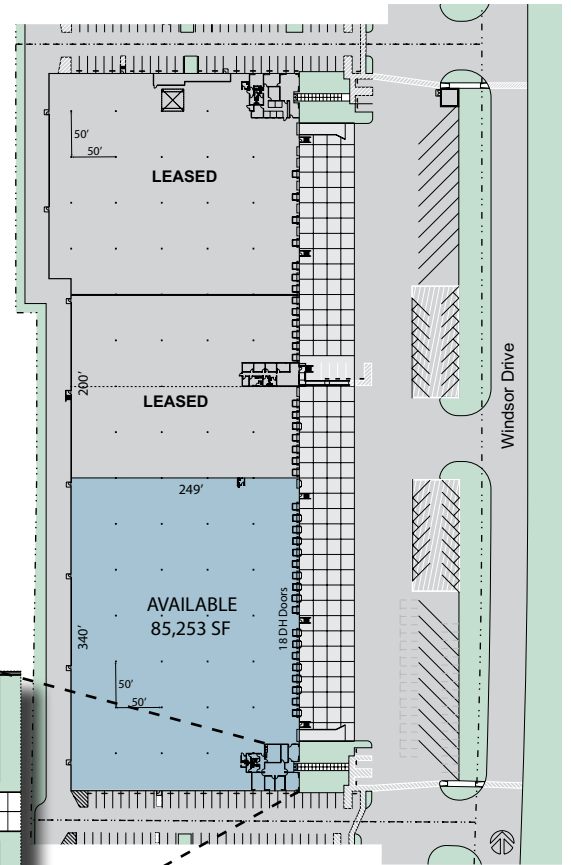
## CONTACT INFORMATION:



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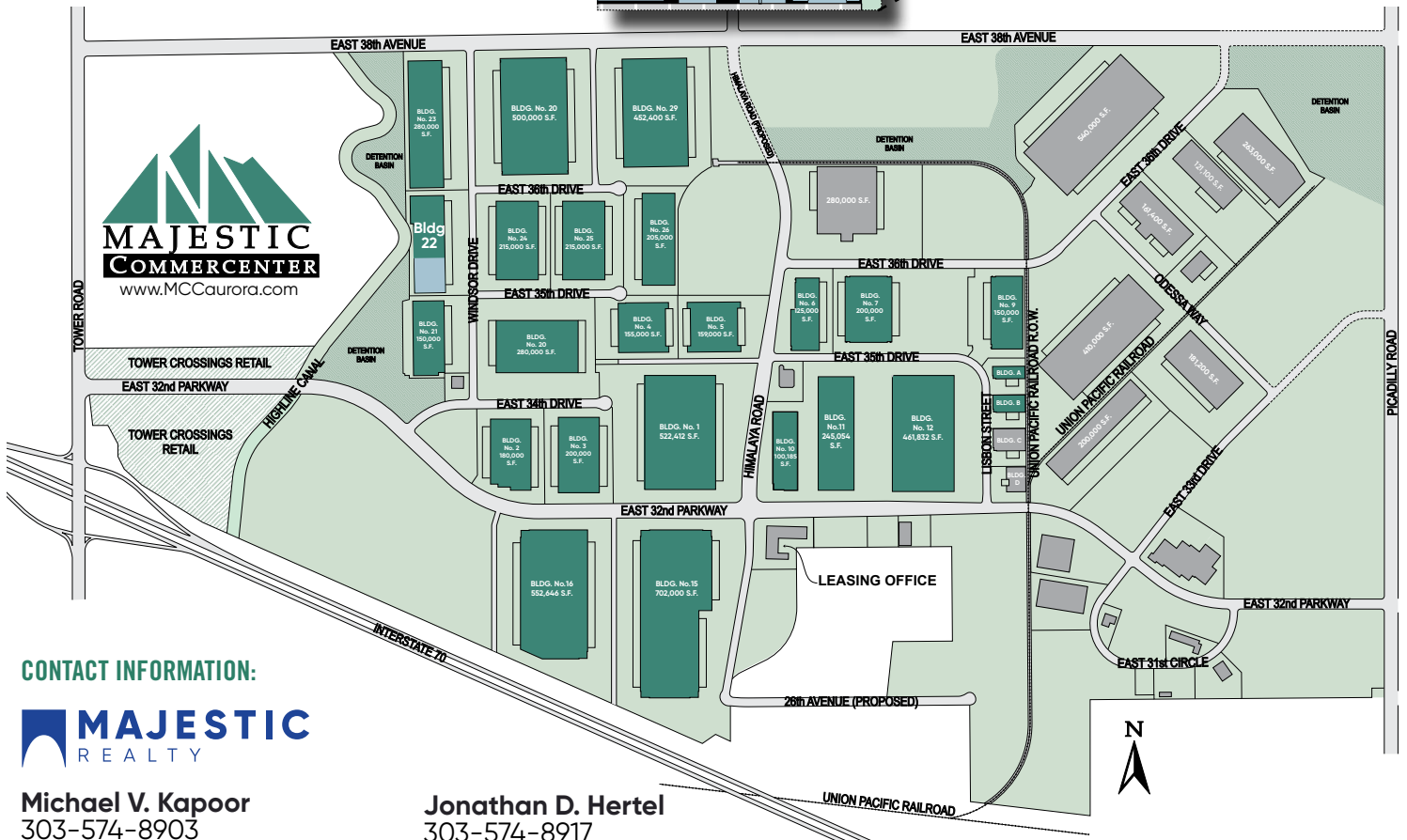
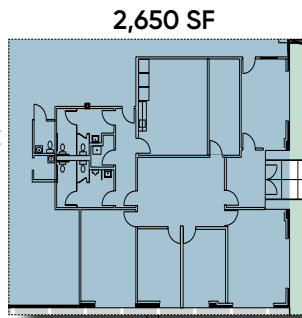
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**Majestic Commercenter Features**

- 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.