



MAJESTIC COMMERCIAL

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

BUILDING #5

55,287 SF

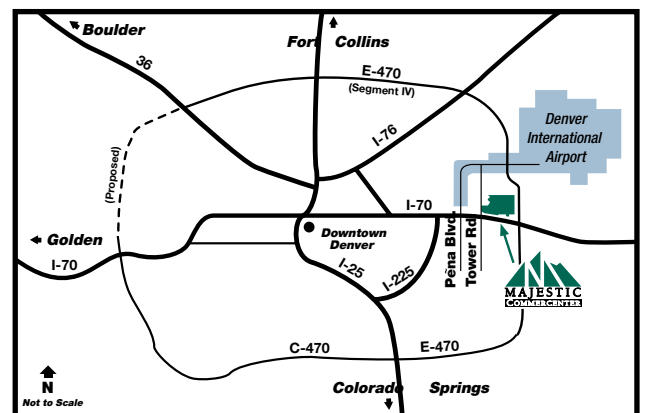
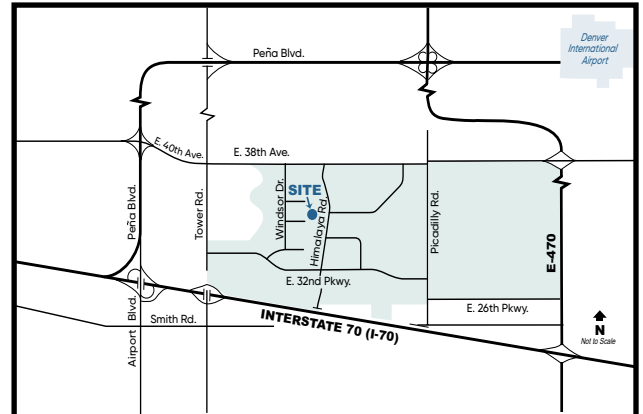
AVAILABLE FOR LEASE



Building Features - Building 5

- Building Size:** 159,047 SF
- Land Size:** 8.34 Acres
- Construction:** Concrete Tilt-up
- Clearance:** 32' Minimum at First Column
- Sprinkler System:** ESFR
- Lighting:** LED
- Car Parking:** Approximately 40 Spaces
- Loading:** 12 Dock High Doors; 11 w/ Dock Levelers
1 - 14' x 16' Ground Level Ramp
- Office:** 3,031 SF
- Power:** 400 Amp, 277/480 Volt, 3 Phase
- Roof:** Single-ply TPO 60 mil with R-20 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 52' Bay Spacing; 60' Speed Bay

3559 N. Himalaya Rd, Ste.100, Aurora, CO



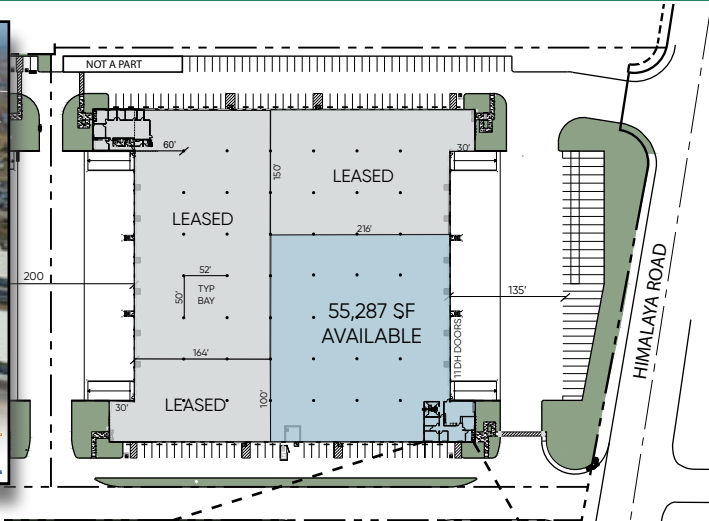
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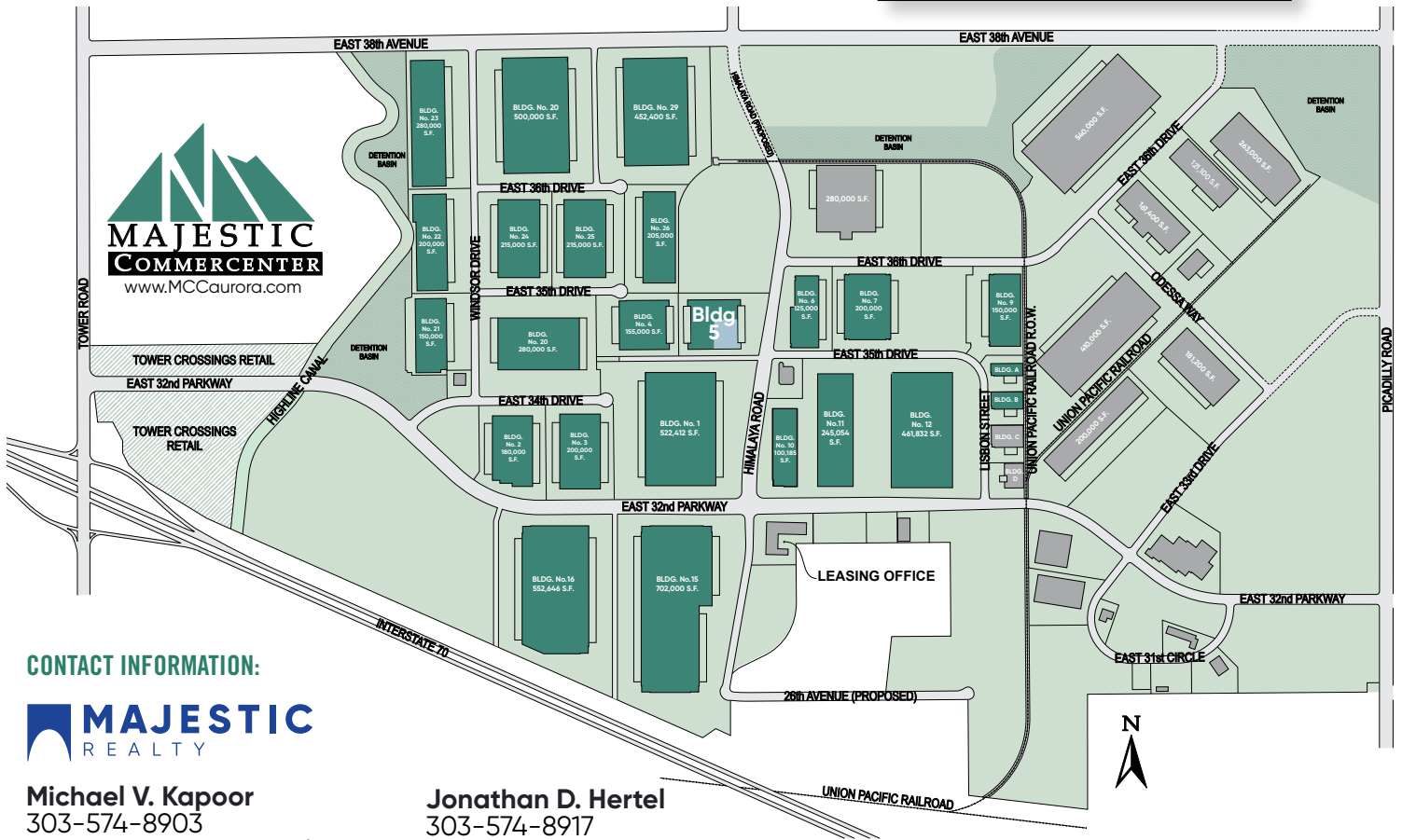
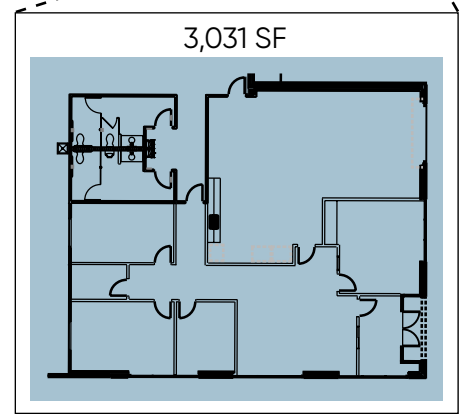
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Majestic Commercenter Features

- 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.