



MAJESTIC COMMERCENTER

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

BUILDING #28

118,452 SF

AVAILABLE FOR LEASE



Building Features - Building 28

Building Size: 500,046 SF

Land Size: 24.10 Acres

Construction: Concrete Tilt-up

Clearance: 32' Minimum at First Column

Sprinkler System: ESFR

Lighting: LED Motion Sensor - 30 Foot Candles

Trailer Parking: 25 Spaces

Car Parking: 87 Spaces

Loading: 24 Dock High Doors
- 10 Levelers and Seals

Office: 4,040 SF

Power: 600 Amps

Roof: Single-ply TPO 60 mil with R-20 Rigid Insulation Board

Skylights: 4' x 8' Skylights in Each Bay Providing Tremendous Natural Lighting

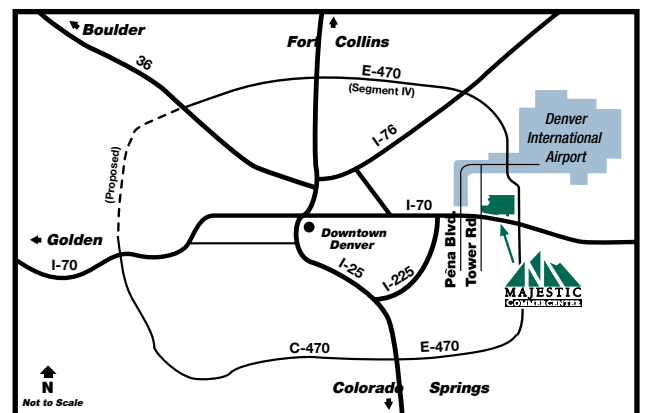
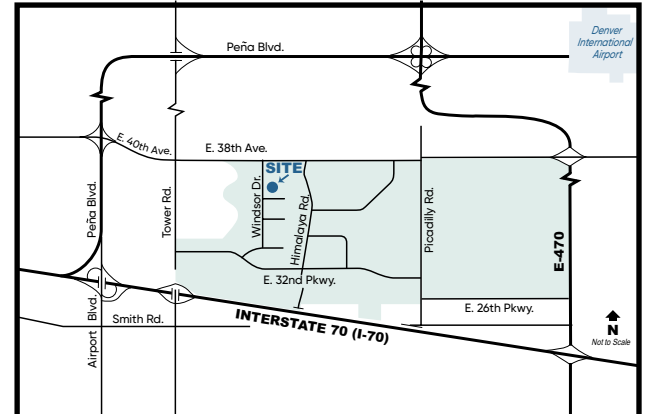
Walls: Insulated with R-11 from 8' Above Finished Floor

Floor: 6" Concrete with Sealer

Bay Spacing: 50' x 50' Bay Spacing;
60' Speed Bay

Other Amenities: Can be Fenced and Enclosed

3700 N. Windsor Dr., Ste. 200, Aurora, CO



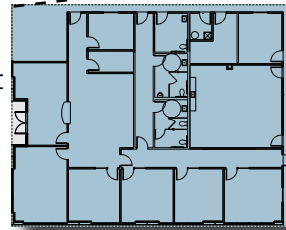
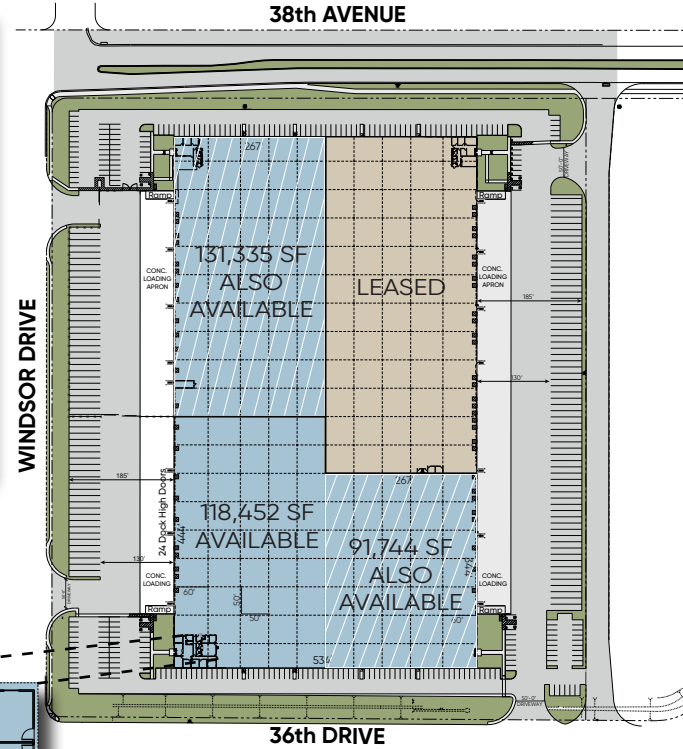
20100 E. 32nd Pkwy, Ste. 150, Aurora, CO 80011
Main: 303-371-1400
www.majesticcrealty.com

CONTACT INFORMATION:

Michael V. Kapoor
303-574-8903
mkapoor@majesticcrealty.com

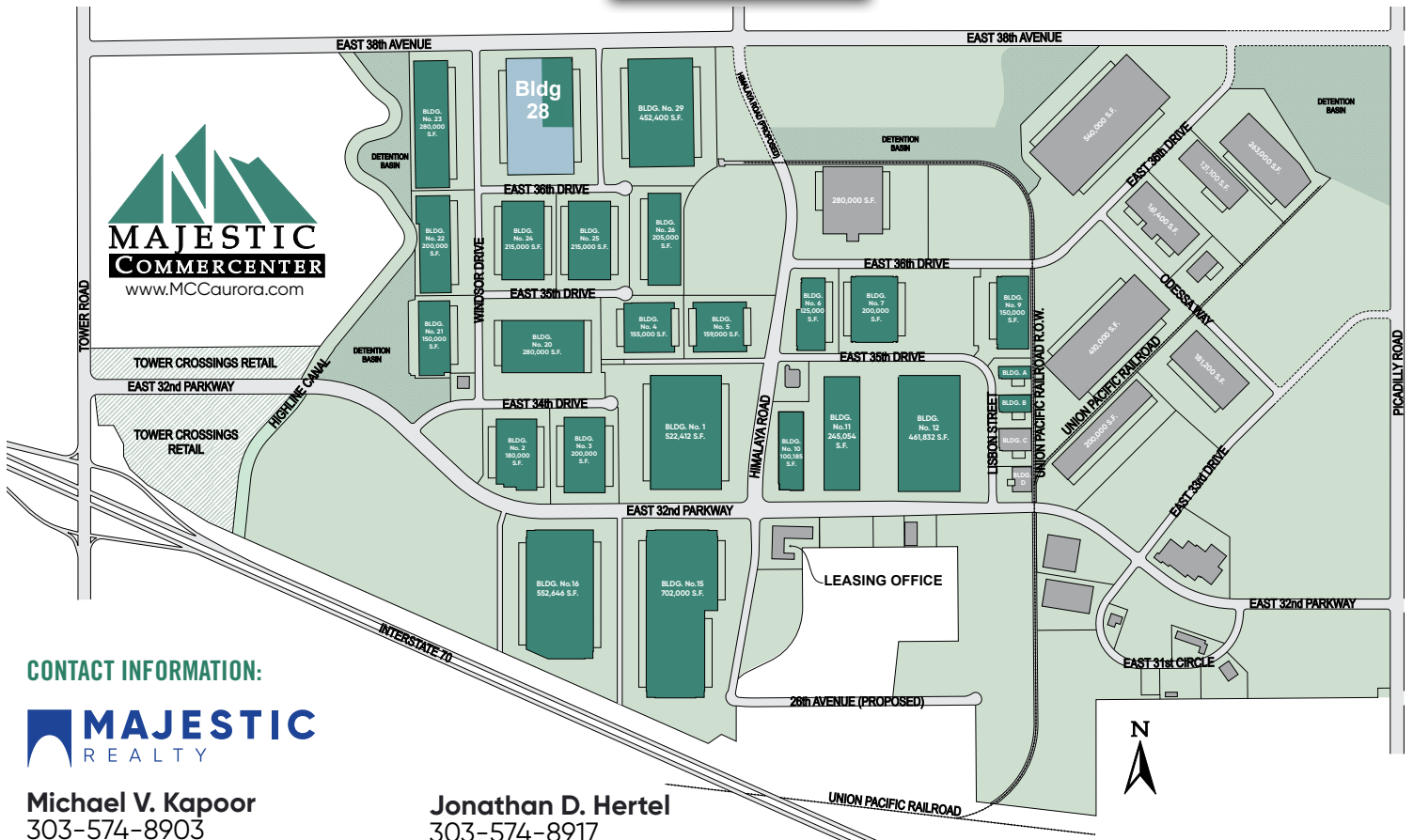
Jonathan D. Hertel
303-574-8917
jhertel@majesticcrealty.com





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.