



# MAJESTIC COMMERCIAL

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

**BUILDING #28**

**| 341,531 SF (DIVISIBLE)**

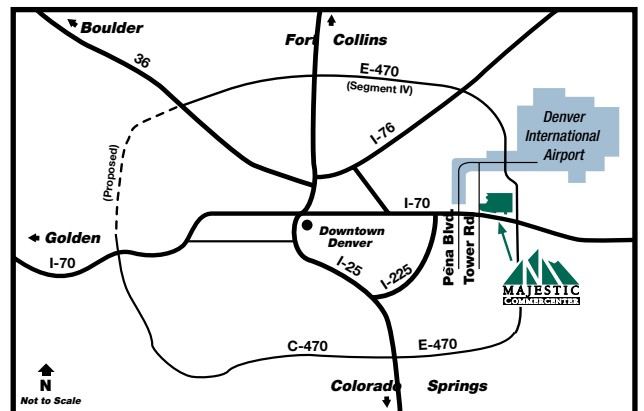
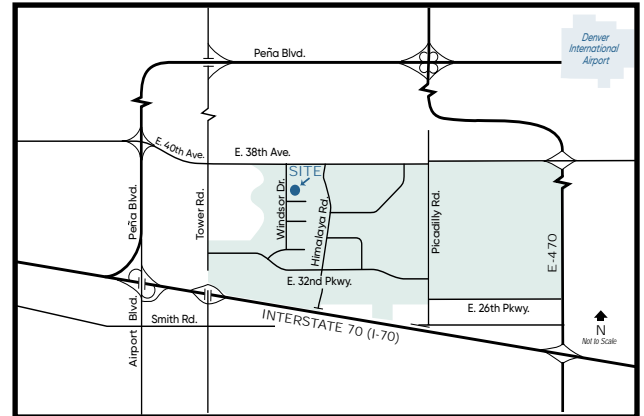
**| AVAILABLE FOR LEASE**



## 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 with Motion Sensors
- Trailer Parking:** 56 Spaces - West Side  
21 Spaces - East Side
- Car Parking:** 237 Spaces
- Loading:** 49 Dock High Doors on West Side  
- 23 Levelers and Seals  
17 Dock High Doors on East Side  
- 8 Levelers and Seals
- Office:** 4,040 SF SW Corner  
1,864 SF NW Corner
- Power:** 1,000 Amps, Expandable
- 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. 100-300, Aurora, CO



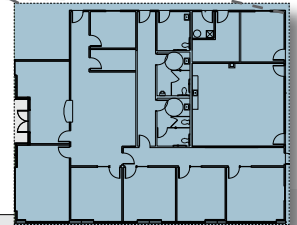
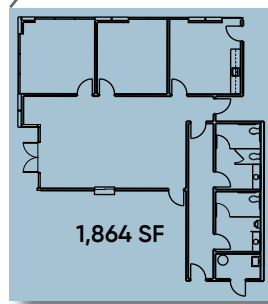
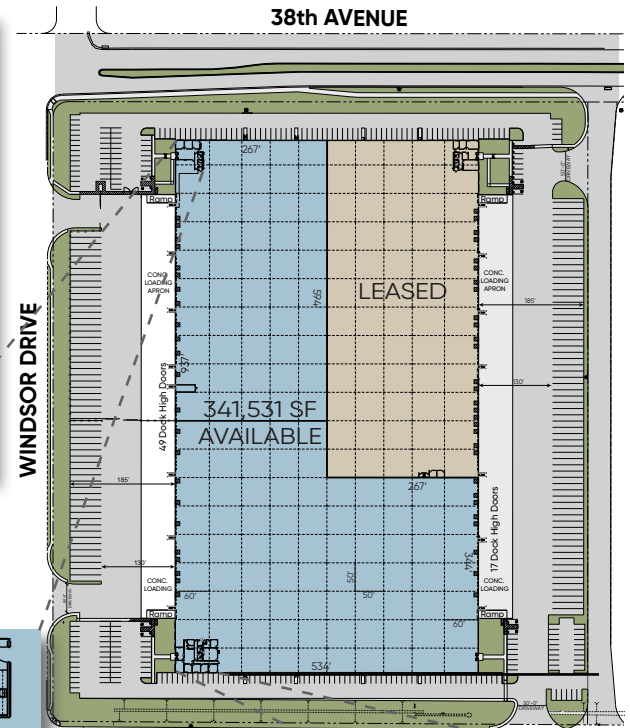
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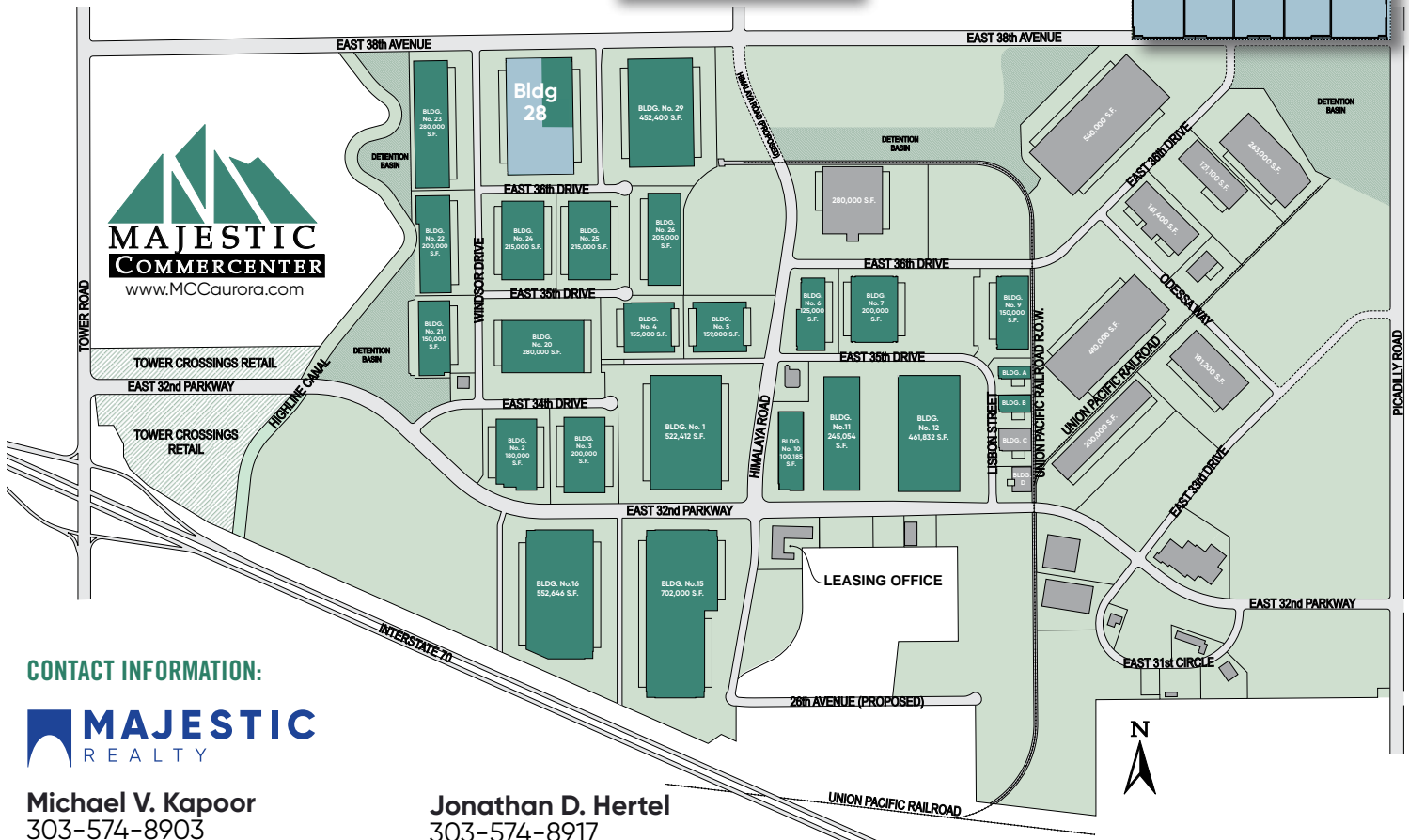


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### Majestic Commercenter Features

- 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.