



MAJESTIC COMMERCIAL

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

BUILDING #28

131,335 SF

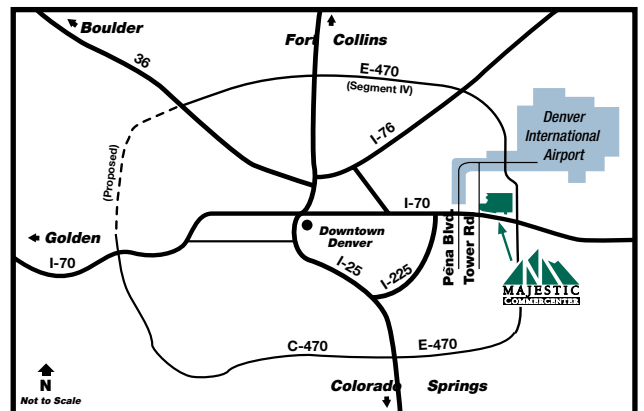
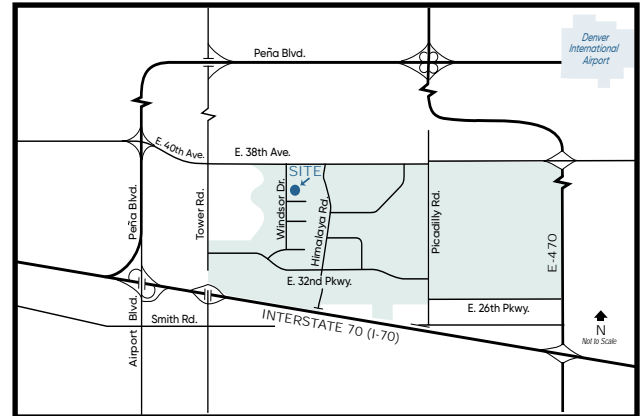
AVAILABLE FOR LEASE



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:** 25 Foot Candles
- Trailer Parking:** 30 Spaces
- Car Parking:** 83 Spaces
- Loading:** 25 Dock High Doors
- 13 Levelers and Seals
- Office:** 1,864 SF
- Power:** 400 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:** Fenced and Secured Loading Area and Trailer Parking

3700 N. Windsor Dr., Ste. 100, Aurora, CO



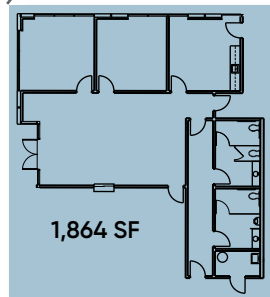
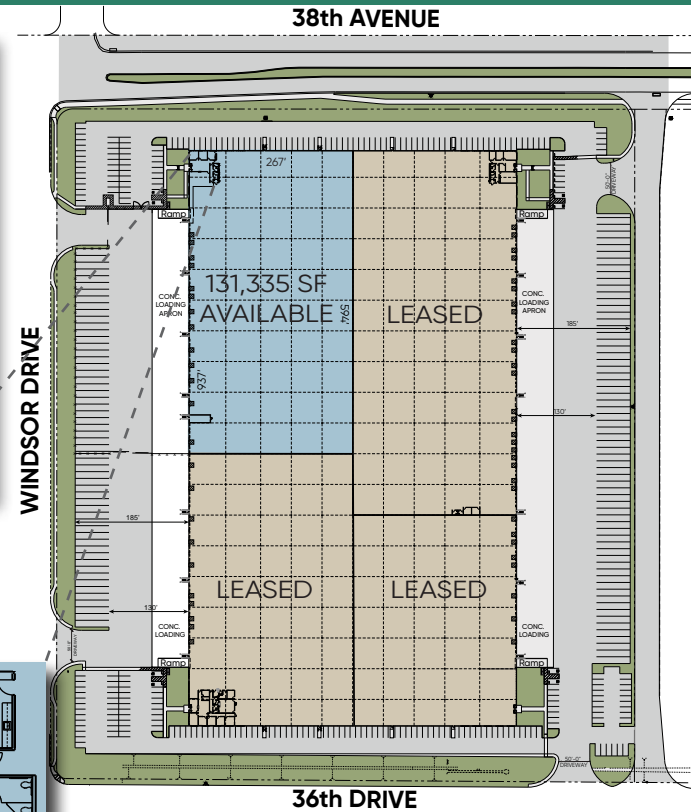
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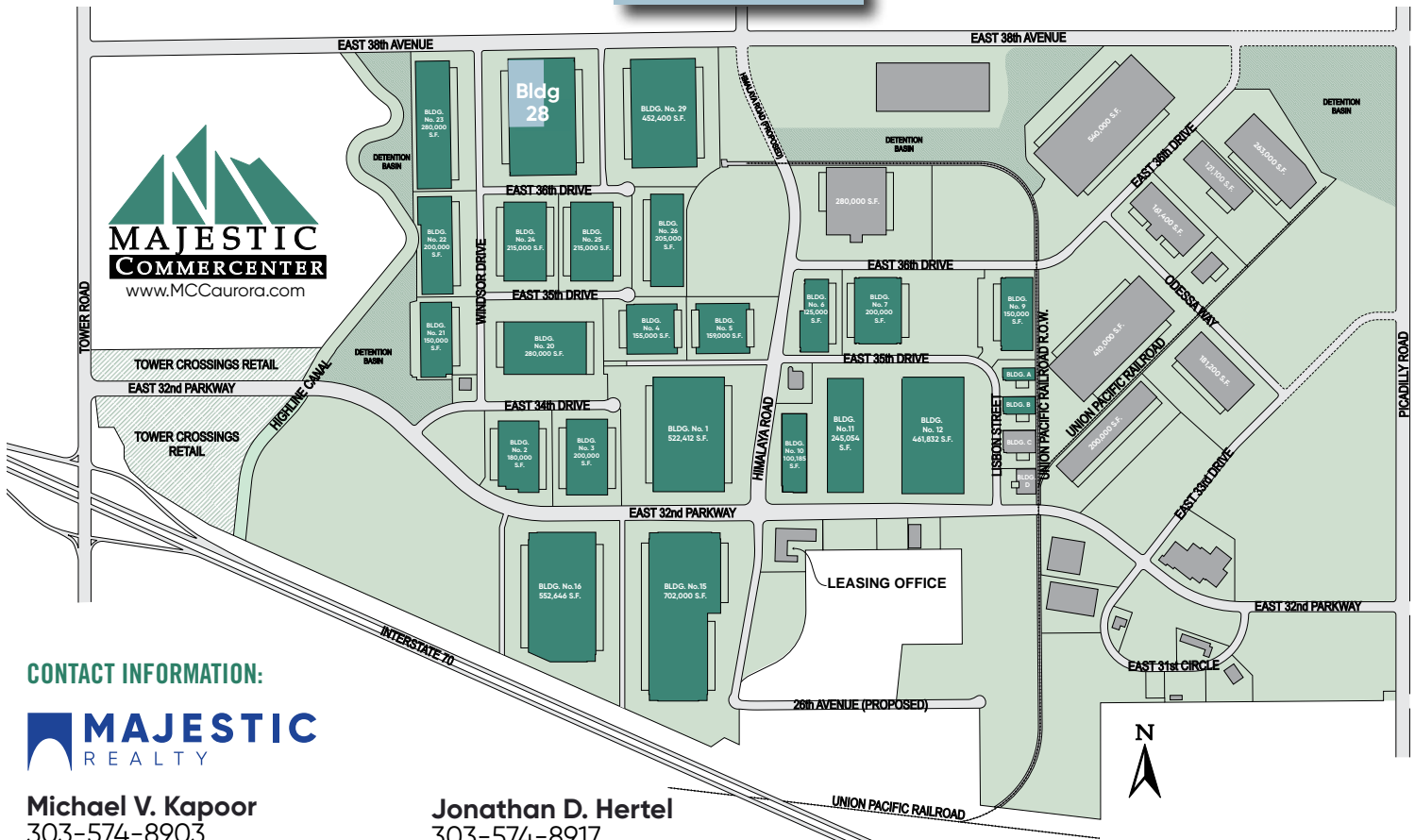
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Majestic Commercenter Features

- 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 123
- Xcel Energy Certified Site



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