



# MAJESTIC COMMERCIAL

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

**BUILDING #22**

**64,835 SF**

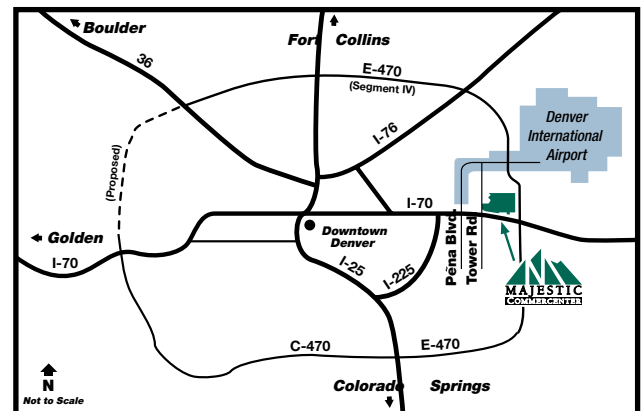
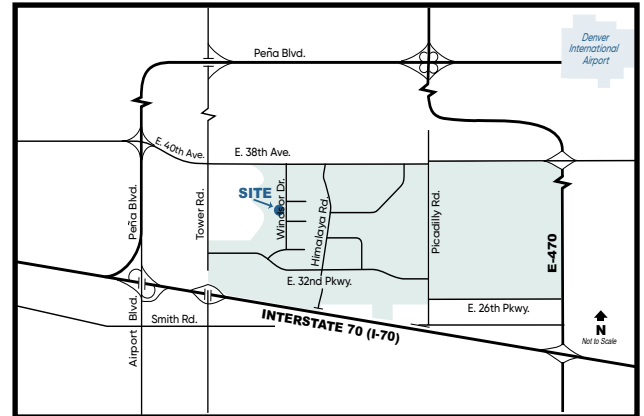
**AVAILABLE FOR LEASE**



## 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:** Up to 9 Spaces
- Car Parking:** 32 Spaces (Expandable)
- Loading:** 12 Dock High Doors  
-5 with Levelers and 12 w/ Dock Shelters
- Office:** 2,622 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

3593 N. Windsor Dr., Aurora, CO



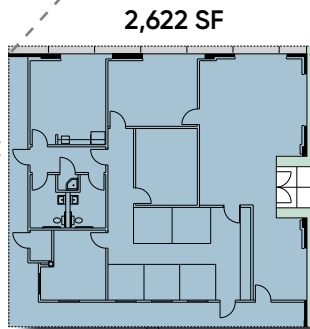
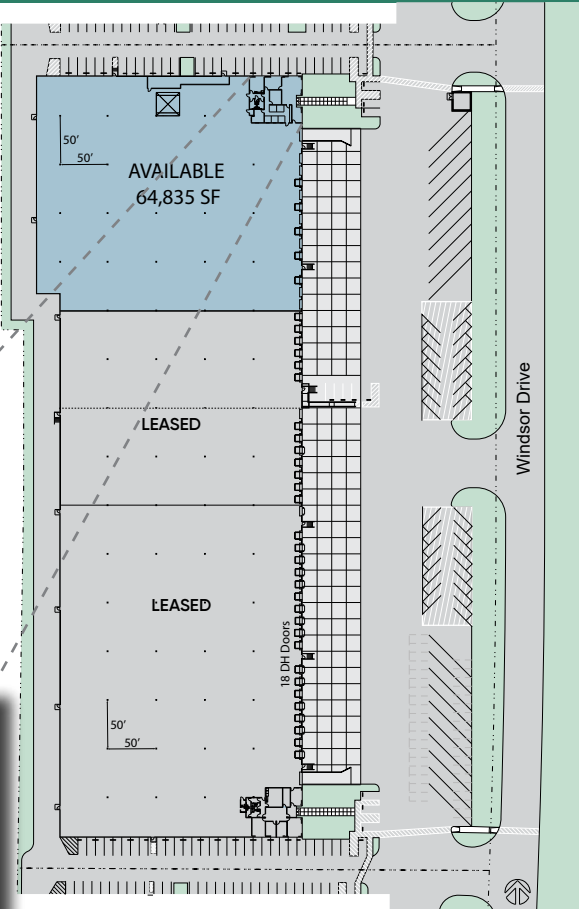
## CONTACT INFORMATION:



**Michael V. Kapoor**  
303-574-8903  
[mkapoor@majesticrealty.com](mailto:mkapoor@majesticrealty.com)

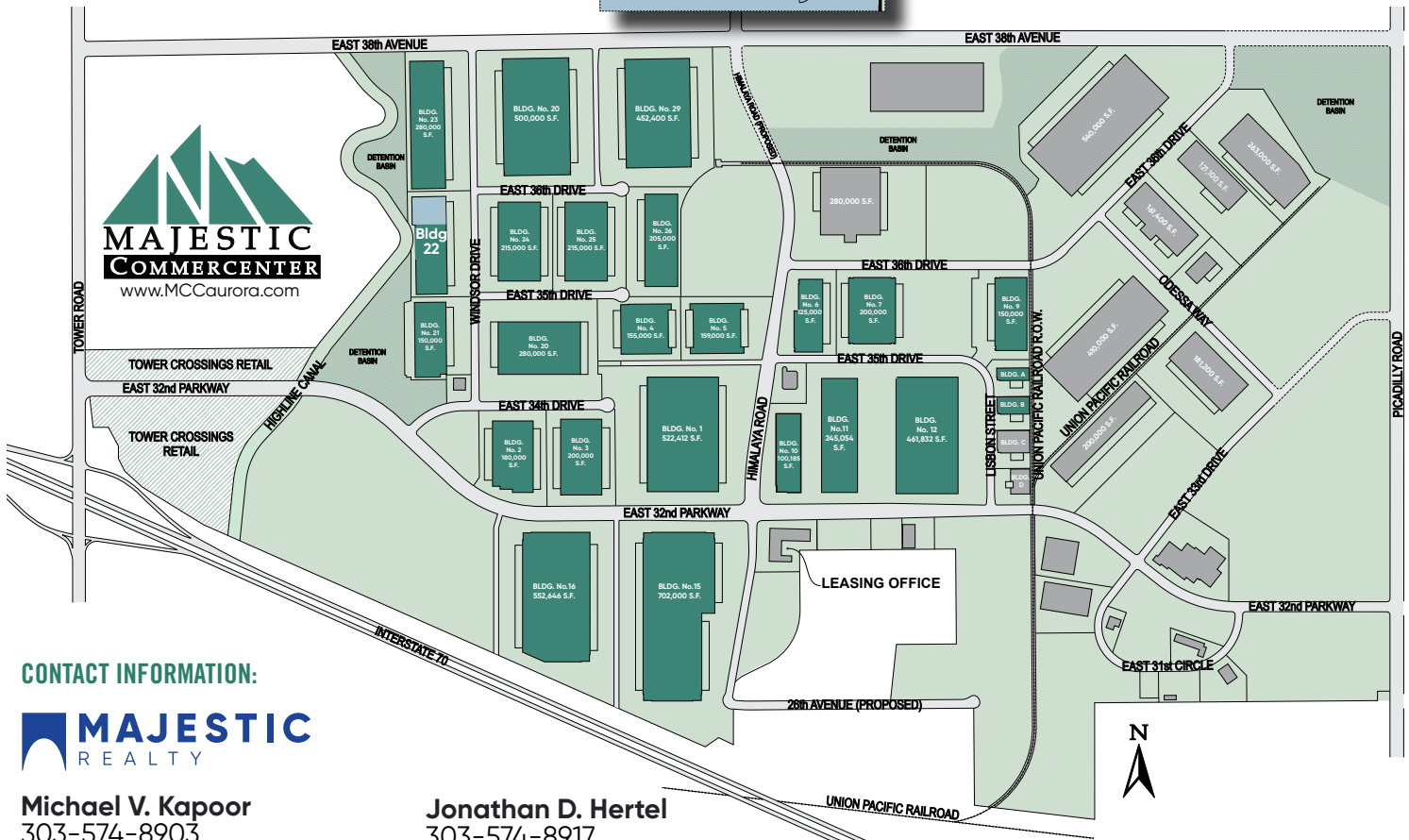
**Jonathan D. Hertel**  
303-574-8917  
[jhertel@majesticrealty.com](mailto:jhertel@majesticrealty.com)

20100 E. 32nd Pkwy, Ste. 150, Aurora, CO 80011  
Main: 303-371-1400  
[www.majesticrealty.com](http://www.majesticrealty.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 123
- Xcel Energy Certified Site



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