



# MAJESTIC COMMERCENTER

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

**BUILDING #7**

**26,133 SF FOR LEASE**

**IOS OR TRAILER PARKING**

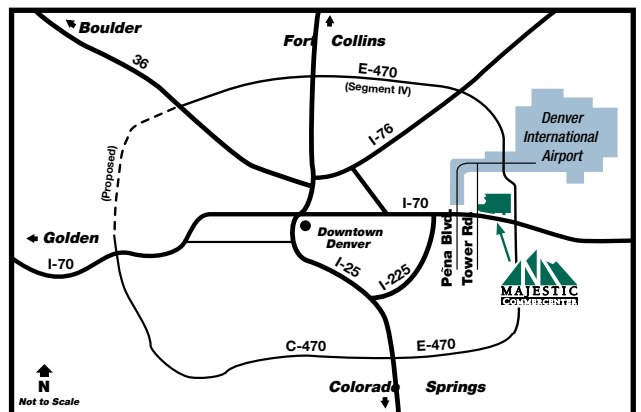
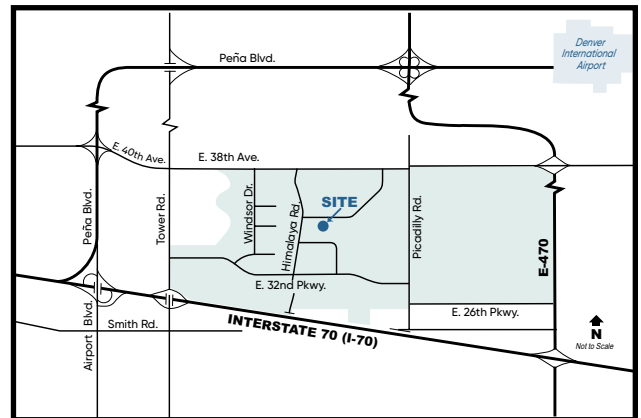


Fenced 2-Acre Yard for Trailer or Outside Storage

## Building Features - Building 7

- Building Size:** 200,000 Square Feet
- Land Size:** 9.00 Acres
- Construction:** Concrete Tilt-Up
- Clearance:** 30' Minimum at First Column
- Sprinkler System:** ESFR
- Trailer Parking:** Up to 91 Stalls
- Car Parking:** 32 Total
- Loading:** 4 Dock High Doors w/Edge of Dock Levelers, Seals, and Lights  
1- 12' x 14' Ground Level Ramp
- Office:** 2,118 SF
- Power:** 300 Amps, 277/480 Volt, 3 Phase
- Roof:** Single-ply EPDM 45 Mil Ballasted w/ Minimum R-12.5 Rigid Insulation Board
- Skylights:** 4' x 8' Skylight in Each Bay Providing Tremendous Natural Light
- Walls:** Insulated with R-11 from 8' Above Finished Floor
- Floor:** 6" Concrete With Sealer
- Bay Spacing:** 40' x 40' Bay Spacing w/ 48' Speed Bay
- Other Amenities:** Up to 2 Acres of Fenced Yard For Trailer Parking or Outside Storage

20321 E. 35th Dr., Ste. 400, Aurora, Colorado



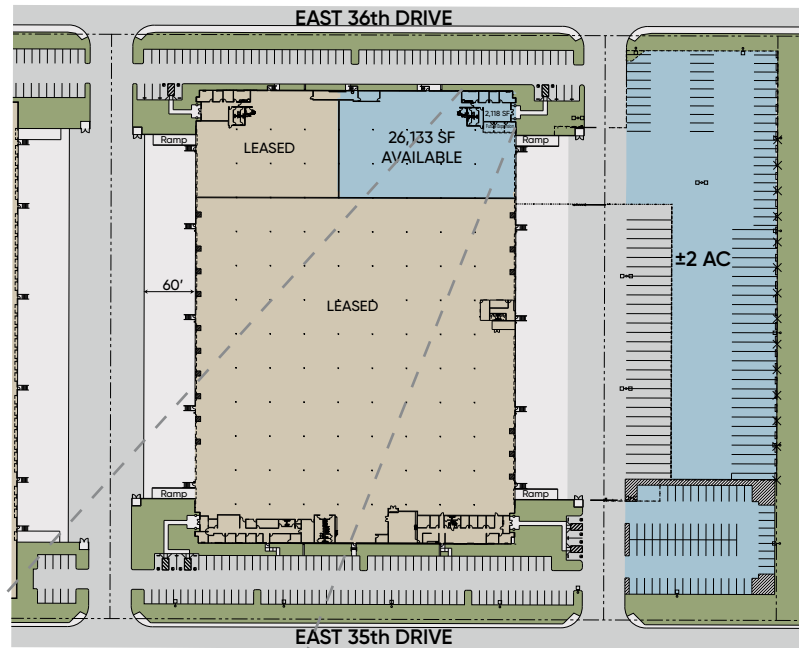
## CONTACT INFORMATION:

**Michael V. Kapoor**  
303-574-8903  
mkapoor@majesticrealty.com

**Jonathan D. Hertel**  
303-574-8917  
jhertel@majesticrealty.com

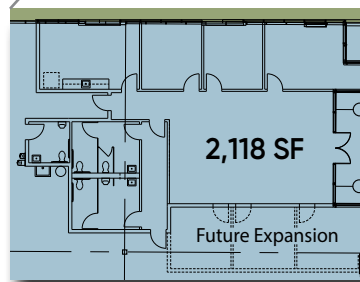


20100 E. 32nd Pkwy, Ste. 150, Aurora, CO 80011  
Main: 303-371-1400  
www.majesticrealty.com



### Majestic Commercenter Features

- 1,600 Acre Master Planned Business Park
- 10 Million Square Feet Developed
- 20,000 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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