



# MAJESTIC COMMERCENTER

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

**BUILDING #12**

**306,335 SF - FOR LEASE**

**DIVISIBLE TO 80,000 SF**

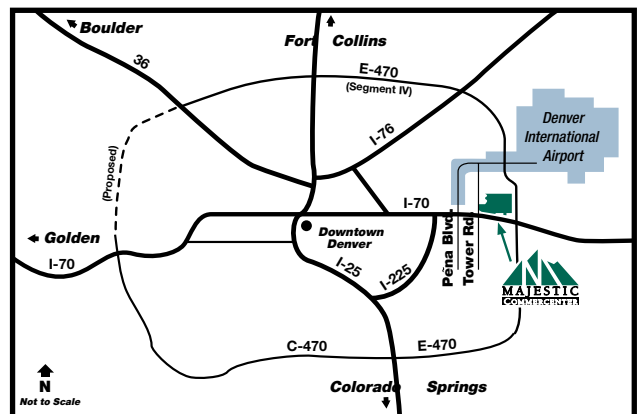
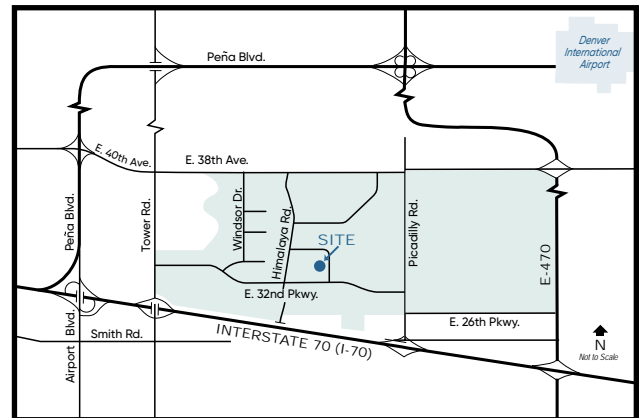


**NEW 4,009 SF Office Space**

## Building Features - Building 12

- Building Size:** 461,832 Square Feet
- Land Size:** 23.59 Acres
- Construction:** Concrete Tilt-Up
- Clearance:** 36' Minimum at First Column
- Sprinkler System:** ESFR
- Divisible:** To 80,000 Square Feet
- Trailer Parking:** Up to 78 Stalls
- Car Parking:** Up to 286 Stalls
- Loading:** 63 Dock High Doors; 3 Drive-In Doors
- Office:** 4,009 Square Feet (Expandable)
- Power:** Up to 2,400 Amps, 277/480 Volt, 3 Ph
- Roof:** Single-ply TPO 60 mil with R-30 Rigid Insulation Board
- Skylights:** 4' x 8' Skylight in each Bay Providing Tremendous Natural Light
- Walls:** Insulated with R-11 Floor to Ceiling
- Floor:** 7" Concrete With Sealer
- Bay Spacing:** 50' x 52' Bay Spacing; 60' Speed Bay
- Other Amenities:** Can be Fenced and Enclosed  
Common Private Drive  
Excellent Truck Circulation  
Remote Warehouse Restroom

20600 E. 35th Dr., Ste. 200-400, Aurora, CO



## CONTACT INFORMATION:



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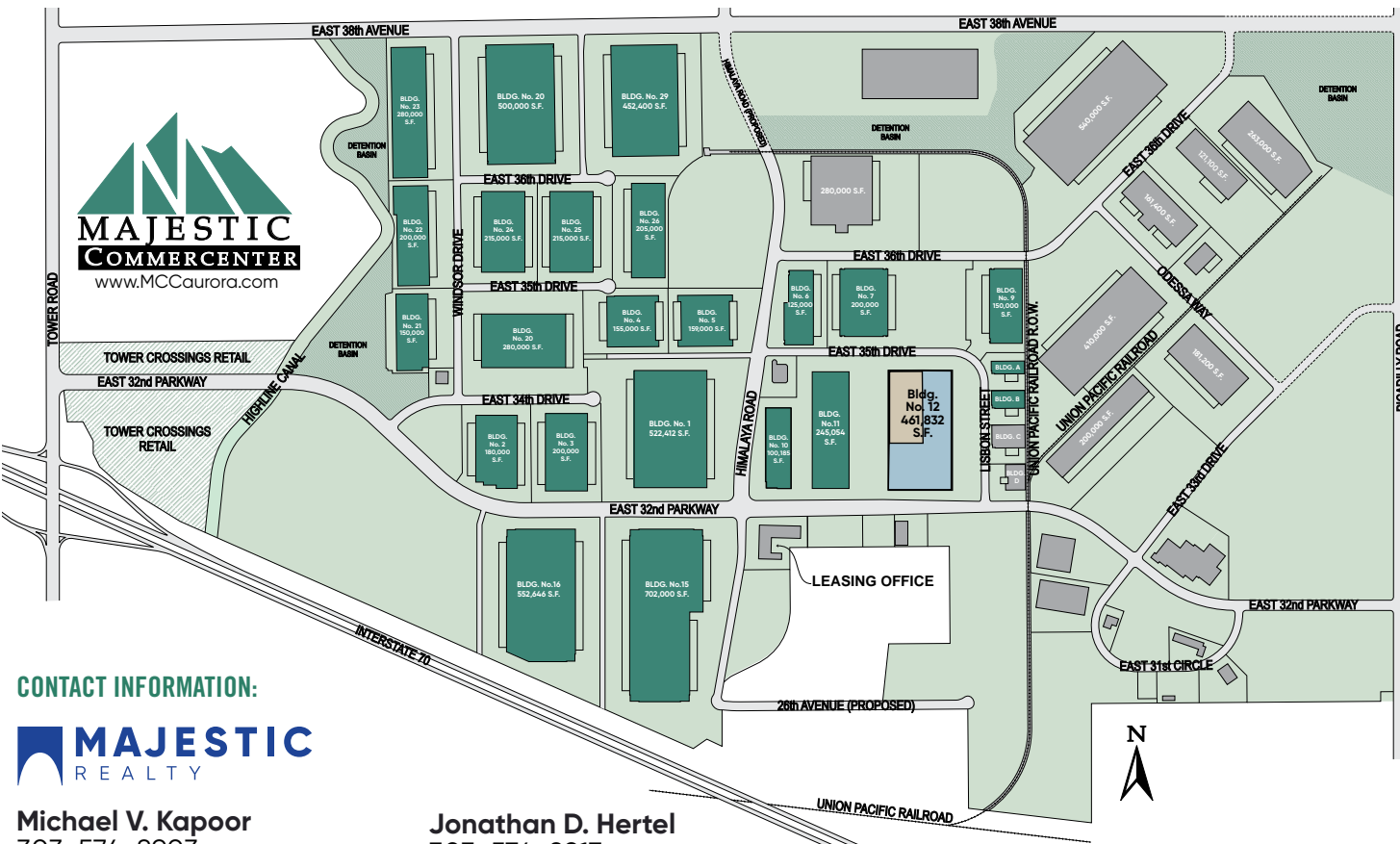
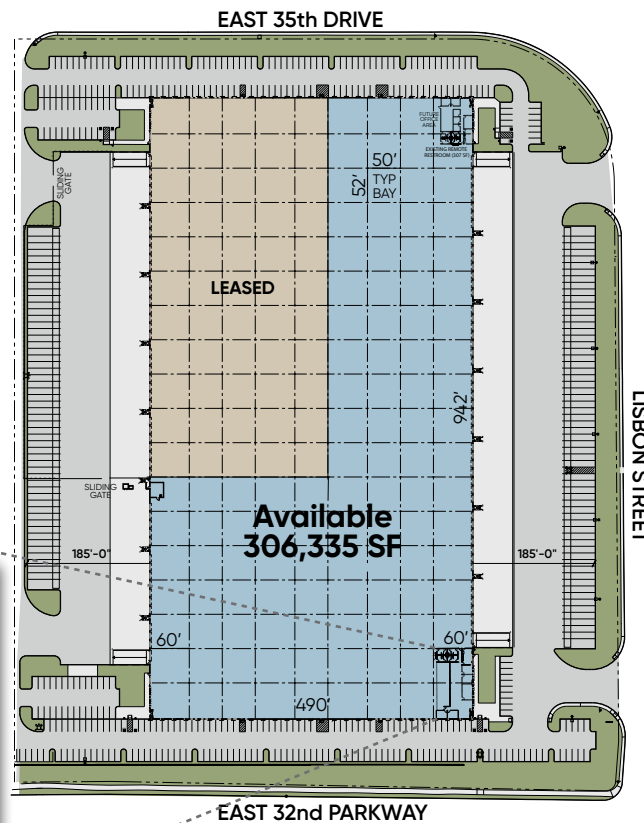
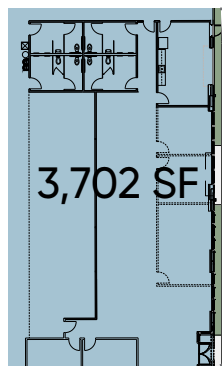
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**Majestic Commercenter Features**

- 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
- Foreign Trade Zone 123
- 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.