



# MAJESTIC COMMERCIAL CENTER

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

**BUILDING #26**

**| 200,000 SF - DIVISIBLE**

**| AVAILABLE FOR LEASE**

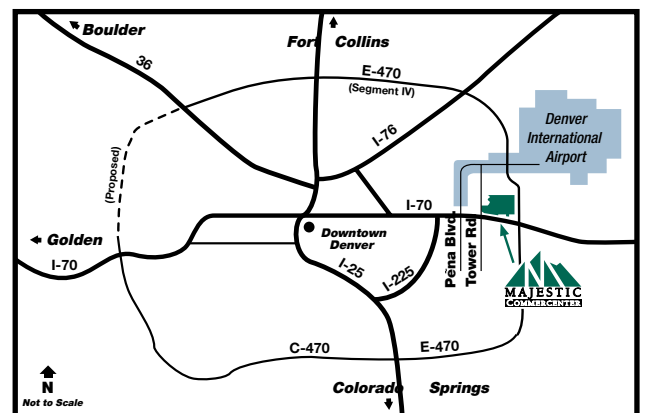
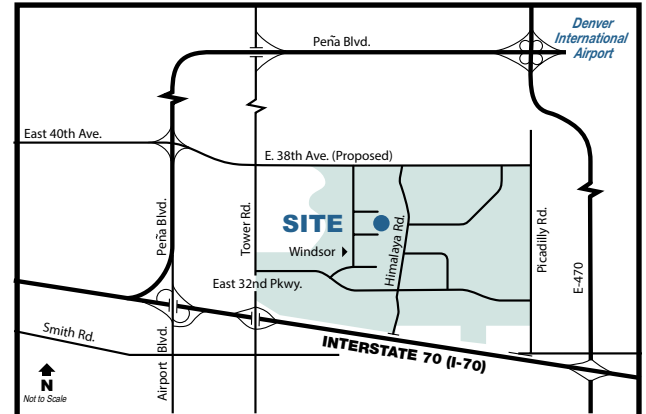
**109,000 ± SF Temperature Controlled**



## Building Features - Building 26

- Building Size:** 200,000 SF
- Land Size:** 9.10 Acres
- Construction:** Concrete Tilt-up
- Clearance:** 36' Minimum at First Column
- Sprinkler System:** ESFR
- Car Parking:** 115 Spaces (Expandable)
- Loading:** 41 Dock High Doors,  
- 28 Levelers  
2 Ground Level Ramp Doors
- Office:** North Side: 1,900 SF  
South Side: 2,400 SF
- Cooler** 6,384 SF @ 32°- 38°
- Temperature Controlled** 109,00 SF @ 60°
- Power:** 460 Amps, 277/480 Volt
- 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:** Front Load Design  
130' Truck Courtyard  
Rail Possible

19755 East 35th Drive, Aurora, CO



## CONTACT INFORMATION:



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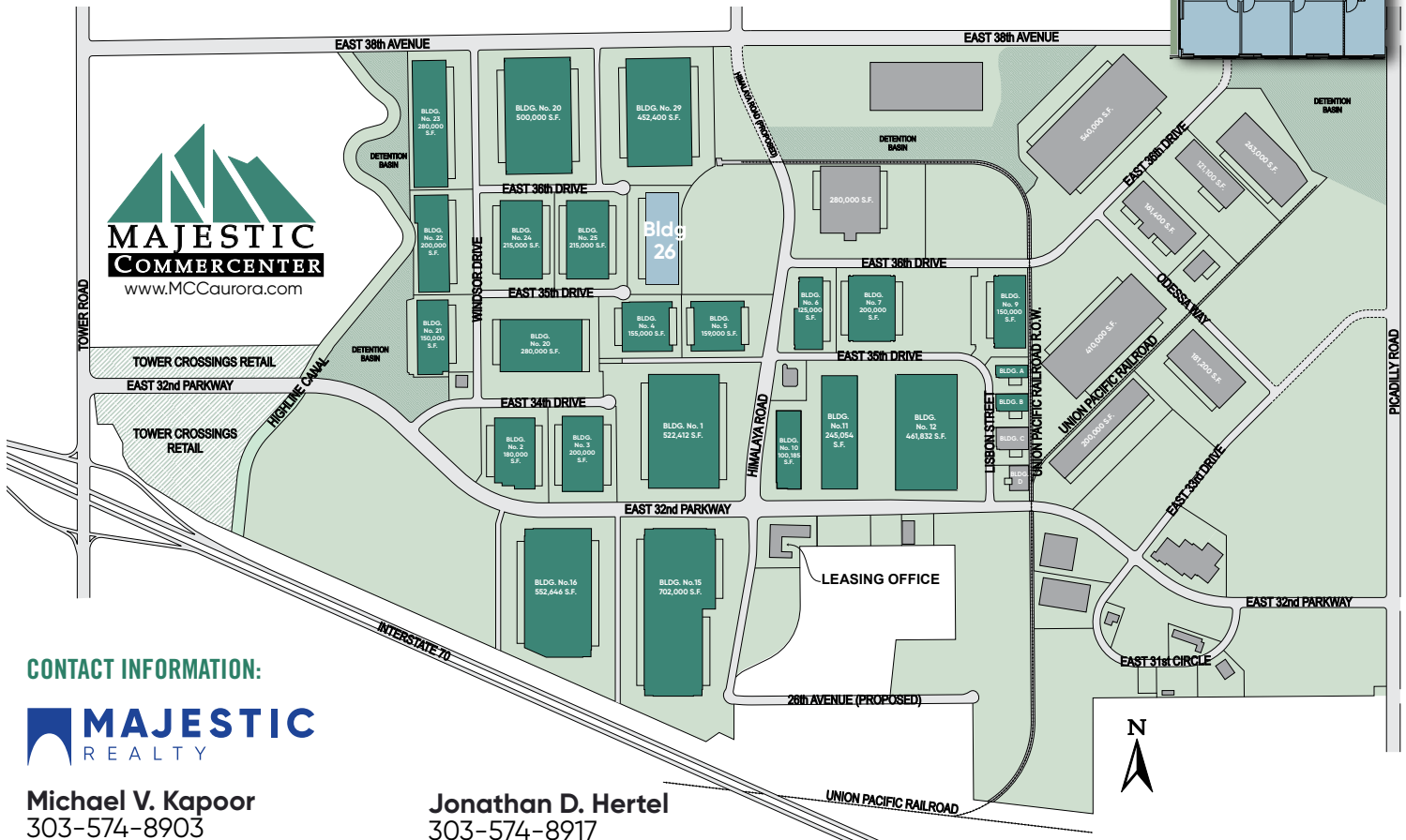
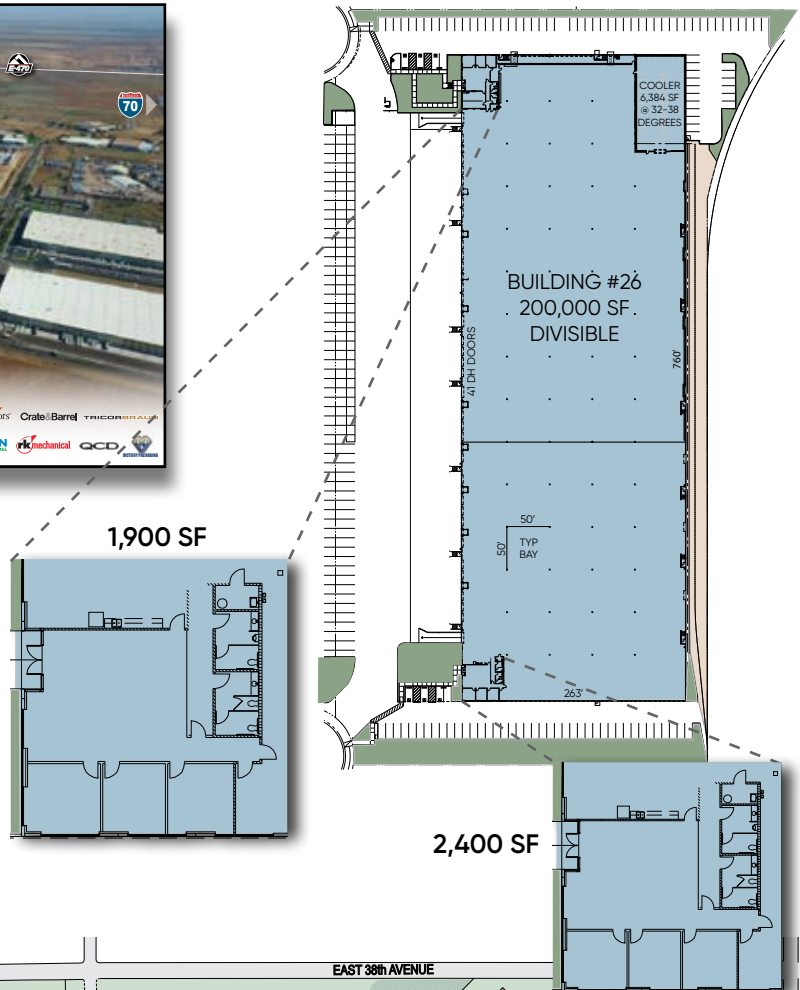
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**Majestic Commercenter Features**

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