



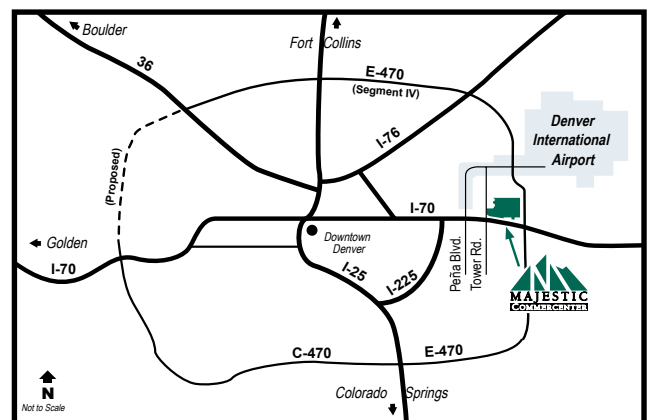
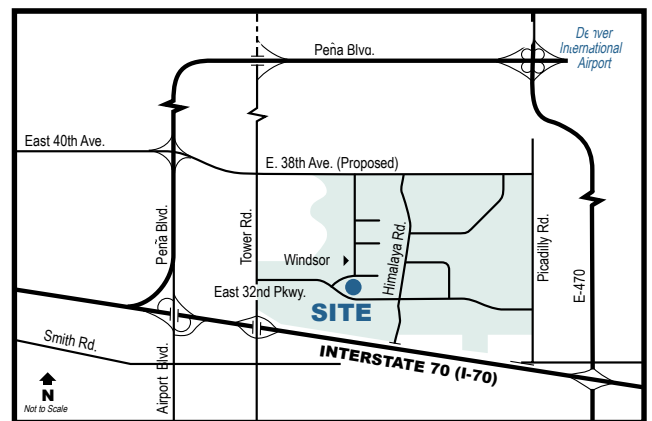
BUILDING #2 | 35,875 SF | 10 TRAILER PARKING SPACES



Building Features

- Land Size: 9.03 acres
- Building Size: 180,000 square feet
- Construction: Concrete tilt-up
- Office: 2,000 square feet
- Warehouse Lighting: 25' candles
- Clearance: 28'
- Sprinkler System: ESFR; designed to FM Specifications
- Loading: 15 - total dock high doors, unused doors can be used for trailer parking
1 ground level ramp door
- Power: 400 Amps, 277/480 volt
- Car Parking: 39 spaces available
- Floor: 6" concrete with sealer
- Walls: Insulated with R-11 from 8' above finished floor
- Bay Spacing: 40' x 40' bay spacing
- Skylights: 1% of roof area
- Other Amenities: Single side loading

19531 East 32nd Parkway, Aurora, Colorado



Contact Information:

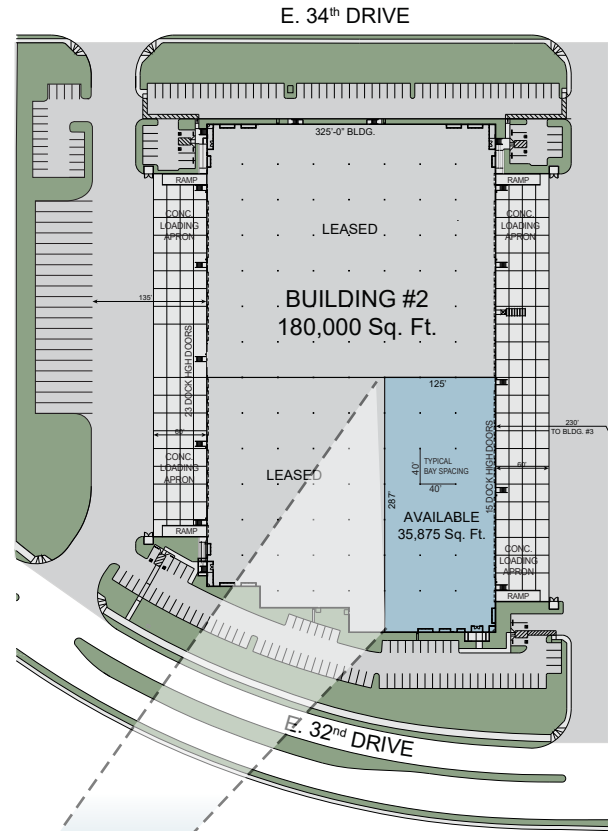
Randall C. Hertel
303-371-1400
rhertel@majesticrealty.com

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



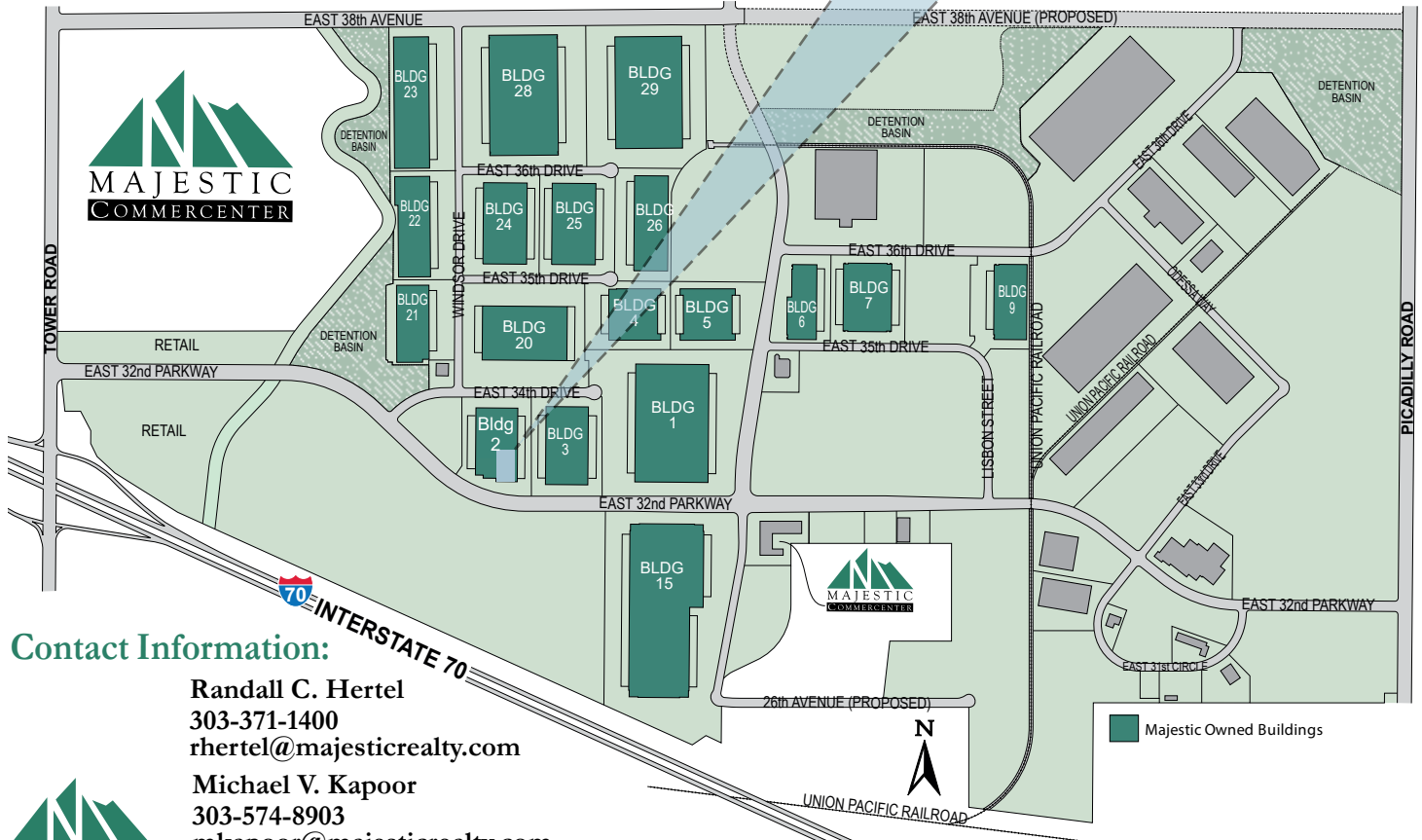
MAJESTIC
REALTY CO.

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



Majestic Commercenter Features

- 1,600 Acre Master Planned Business Park
- 7.5 Million Square Feet Developed
- 20,000 to 1,000,000+ 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
- Adams County Enterprise Zone
- Foreign Trade Zone 293
- 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.