

19503 E 34th Dr - Bldg 20 - Majestic Commercenter



Location: **Bldg 20**
E 32nd Ave & 34th Dr.
East I-70/Montbello Ind Cluster
SW DIA/Pena Blvd Ind Submarket
Adams County
Aurora, CO 80011

Management: **Majestic Realty Co.**
 Recorded Owner: **Majestic Realty Co.**

Ceiling Height: **30'0"**
 Column Spacing: **60'w x 60'd**
 Drive Ins: **4 - 10'0"w x 14'0"h**
 Loading Docks: **37 ext**
 Power: **2500a/480v**

Expenses: **2016 Tax @ \$1.24/sf; 2006 Est Ops @ \$1.40/sf**

Parcel Number: **1821-27-1-01-001**

Parking: **152 Surface Spaces are available; 36 Industrial Trailer Spaces are available; Ratio of 0.67/1,000 SF**

Amenities: **Skylights**

Building Type: **Class A Warehouse**

Status: **Built Feb 2000**
 Tenancy: **Single Tenant**

Land Area: **17.67 AC**
 Stories: **1**
 RBA: **280,000 SF**

Total Avail: **280,000 SF**
 % Leased: **100%**

Crane: **None**
 Rail Line: **None**
 Cross Docks: **Yes**
 Const Mat: **Reinforced Concrete**
 Utilities: **Gas - Natural, Heating - Gas, Lighting, Sewer - City, Water - City**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E 1st	280,000	280,000	Withheld	Vacant	Thru Apr 2027	Sublet