Majestic Building 15

Location: 2889 N. Himalaya Road, Aurora, Colorado

Owner/Representative: Majestic Realty Co., Michael Kapoor, Phone: 303.574.8903 Email: MKapoor@majesticrealty.com

Size: 701,900 square feet

Zoning: E-470 Light Industrial/Flex Space

Asking Price: Lease rate is $5.50 - $6.50 per square foot; negotiable

Highway Access: 1.4 miles to I-70 access at Tower Road, 6 miles to E-470 access from I-70

Air Access: 11 miles to Denver International Airport

Rail Access: No rail access

Utility Information:

Electric Power: Xcel Energy. Feeder line one and two are 13.2 kV lines. Underground and overhead lines serve or are adjacent to the site. A 230kV transmission line runs along Smith Road on the southern boundary and through the lower section of Phase 1, and then between Phases 1 and 2 along Picadilly.

Natural Gas: Xcel Energy. 10" IP main runs along Picadilly from 26th to 32nd. 10" and 12" HP main runs along Picadilly. The 12" HP main also runs East/West just north of the RR tracks (north of Smith Rd).

Water: Aurora Water. 2" water line serving the site.

Sewer: Aurora Water. 8" sewer line serving the site.

Telecom/Fiber: Zayo, other service providers available nearby.
## Site Due Diligence Documentation Available (reports and detail available)

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## General Community Information

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## Economic Development Contact:

**Name:** Yuriy Gorlov  
Vice President  
**Address:**  
Aurora Economic Development Council  
12510 E. Iliff Ave, Suite 115  
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## Xcel Energy Contact:

**Name:** Stephanie Dybsky  
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