Majestic Commercenter - Phase 2

General Site Information
- **Location**: North of 26th Ave, South of 38th Street, East of Picadilly Street, West of E-470
- **Owner**: Randy Hertel, 20100 East 32nd Parkway, Suite 150 Aurora, CO 80011
- **Size**: 412 acres
- **Zoning**: E-470 Light Industrial/Flex Office
- **Preferred industry**: Industrial, E-Commerce related
- **Asking Price**: Estimated $6.00+ per square foot
- **Highway Access**: .10 miles to I-70, .96 miles to E-470, 4.89 miles to I-225, 5.5 miles to US-36, 2.52 miles to SH-30
- **Air Access**: 11.5 miles (13 minute drive) 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 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 railroad tracks (north of Smith Rd).
- **Water**: Service provided by Aurora Water. Water lines run throughout the park streets. Aurora has more than 156,000 acre feet of water storage.
- **Sewer**: Service provided by Aurora Water. Lines run throughout the park streets. Available capacity is 220 MGD within the regional Metro Wastewater Reclamation District.
- **Storm Water**: Service provided by Aurora Water. Service available in various locations in the Phase 1 and Phase 2 of the park.
- **Telecom/Fiber**: Multiple providers can serve the site. Zayo has long haul dark and lit fiber serving the park along with metro dark fiber.
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**General Community Information**

| Community Profile and Demographics | Letters of Support |  |
| State and Local Incentives Overview | Business and Industrial Support Services and Amenities Profile |  |

*This property is located in an Opportunity Zone.*

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