

MAJESTIC BUILDING 23

READY BUILDING BROCHURE

3605 WINDSOR DRIVE, AURORA, CO

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	3605 Windsor Drive, Aurora, Colorado
Owner/ Representative	Majestic Realty, Michael Kapoor, MKapoor@majesticrealty.com, 303.574.8903
Size	99,120 remaining of 280,000 square feet on 13.1 acres
Zoning	E-470 Light Industrial / Flex Office
Asking Price	\$5.25 / square foot
Highway Access	~1.2 miles to I-70 / US Hwy. 36, ~4 miles to I-225, 13 miles to I-25.
Air Access	14 miles to Denver International Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase underground looped 13.2 kV service.
Natural Gas	Xcel Energy. IP main, 1 ¼" service, 20 psig max.
Water	Aurora Water. 8" water line to 1-1/2" meter.
Sewer	Metro Wastewater Reclamation District. 12" main line in Windsor, SE corner of the building.
Telecom/Fiber	Zayo Group. Lit or Dark solution. 10G to 100G+.

MAJESTIC BUILDING 23**3605 WINDSOR DRIVE, AURORA, CO****SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)**

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

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