

# *Grand Mesa*

## INDUSTRIAL PARK

365 32 Road, Grand Junction, CO 81504

# Available Now

Different Sizes Available  
to Meet Demands of Users!



Multiple Industrial Spaces | 7,000 - 25,000 SF

# CBRE

# PROPERTY HIGHLIGHTS

The greater Grand Junction area is the largest metropolitan region in western Colorado, with the amenities and infrastructure companies need to operate globally. Situated halfway between Denver and Salt Lake City, the Grand Junction area is easily accessible by air and highway.

Grand Junction is regarded as the region's commercial center. The primary factors for the local economy are healthcare, agriculture, tourism, livestock and oil and gas. The area also includes light manufacturing.



Located in  
opportunity zone  
& enterprise zone



Close  
proximity  
to I-70



Large overhead  
doors & loading docks



Bridge  
cranes



3-phase  
power



24' clear  
height

## KEY DEMOGRAPHICS



**164,033**  
Population



**2.5**  
Average  
Household  
Size



**39.6**  
Median Age



**\$57,652**  
Median  
Household  
Income

## BUSINESS STATISTICS



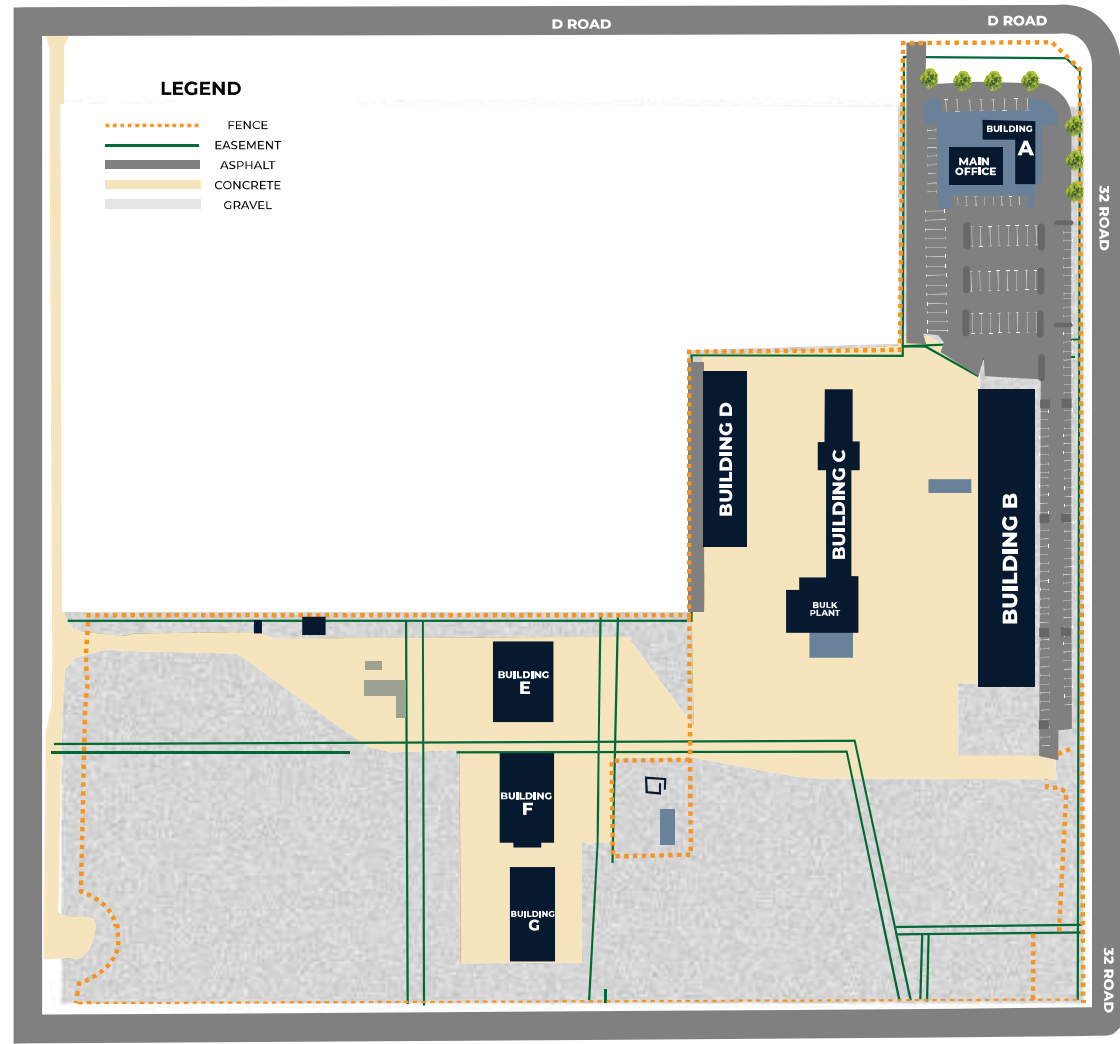
**6,253**  
Total  
Businesses



**75,175**  
Total  
Employees



# OVERALL SITE PLAN



Building C	Building D
29,785 SF Total	30,000 SF Total
14,254 SF Available	10,500 SF Available
Industrial Shop w/ office & 3,792 SF lab	Industrial shop w/ office
6,452 SF truck lube pit	Two 5-ton cranes
4 overhead doors	Sprinkled
Sprinkled	2 overhead doors (18'X20')
4,000 SF Storage	--

# BUILDING C

30,000

TOTAL SF

14,254

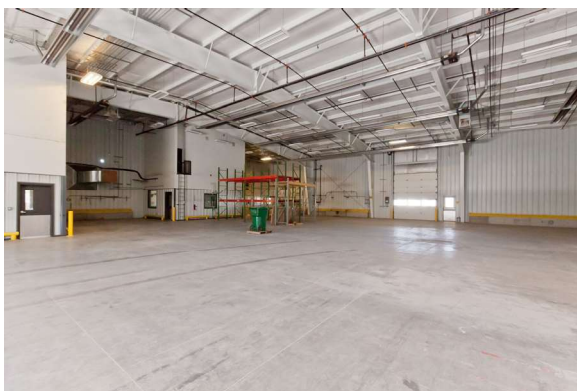
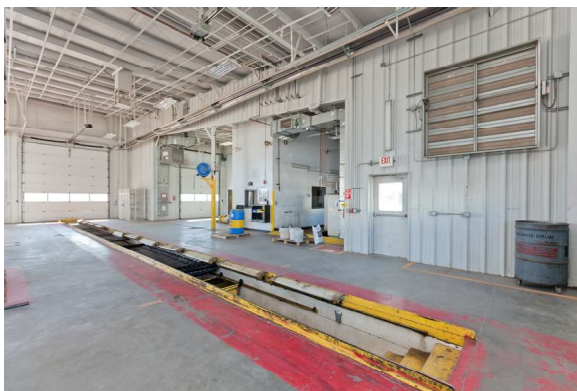
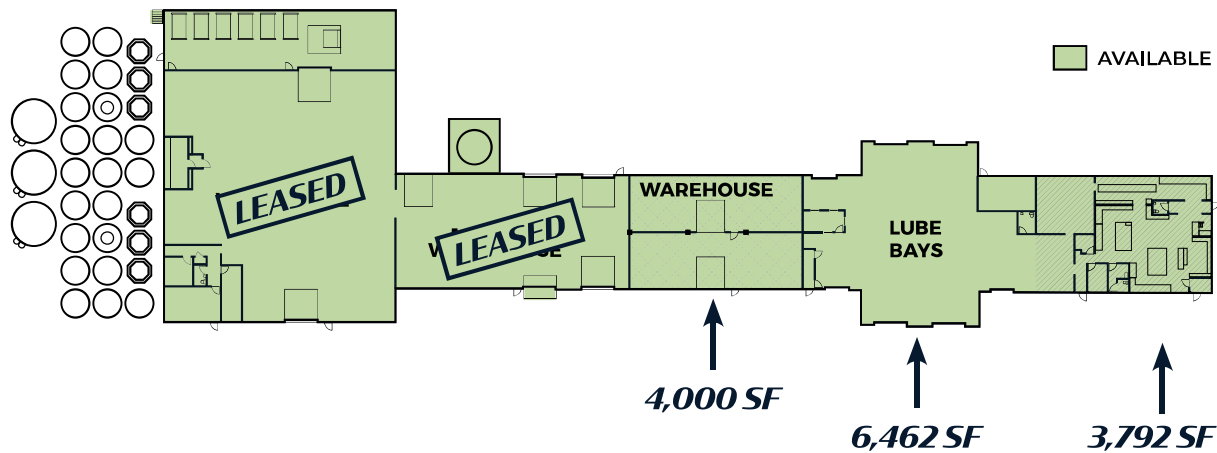
SF AVAILABLE



Industrial shop  
w/ office and lab

- 4,000 SF Storage
- 3,792 SF Lab space
- Warehouse & small office area
- 4 overhead doors
- Truck lube pit
- Sprinkled

GRAND MESA INDUSTRIAL PARK



# BUILDING D

**30,000**

TOTAL SF

**10,500**

SF AVAILABLE



Industrial shop  
with office



Two 5-ton  
cranes

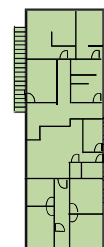
- D2 - 10,500 SF
- Shop/warehouse/office
- 2 Overhead doors (18'X20')
- Office space
- Floor drains
- Sprinkled
- Two 5-ton Cranes

GRAND MESA INDUSTRIAL PARK

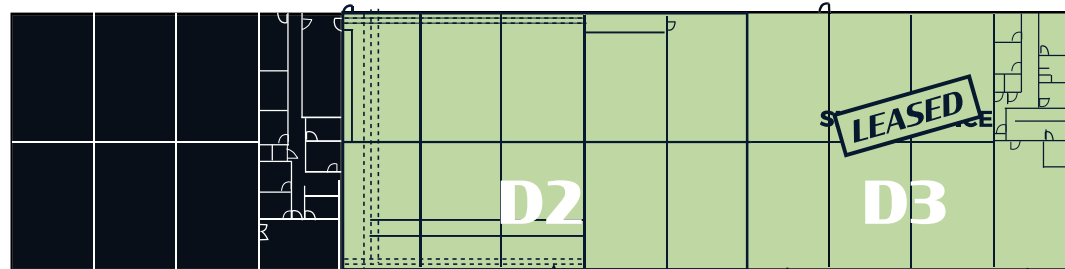
LEVEL 2



LEVEL 2

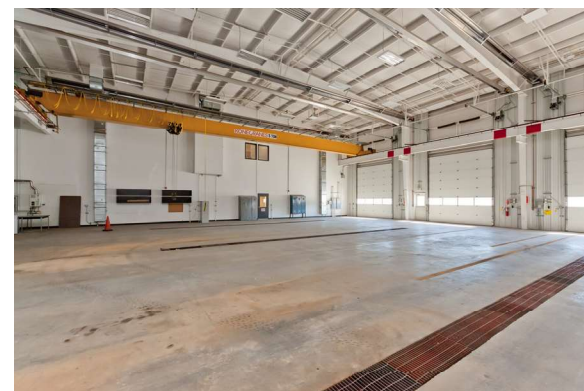


■ OCCUPIED  
■ AVAILABLE



10,500 SF

9,822 SF







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**CBRE**

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