




| MLS# | 20251104 | Status | A | List Price | \$14,900,000 | 2530 High Country | Grand Junction | 81501 | |
|---|----------|---|---|--|--|-------------------------------|----------------|-------------------------------|-------------------|
| <div></div> <div><div></div><div><div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>Virtual Tour</div><div>Virtual Tour/Video Link</div></div></div> | | | | <div><div><div>Building Type</div><div>Industrial</div></div><div>Zoning</div><div>I-1</div></div> <div><div>Year Built</div><div>1984</div></div> <div><div>Year Remodeled</div><div>2011</div></div> <div><div># of Levels</div><div>1</div></div> <div><div>Available SqFt</div><div>46,970</div></div> <div><div>Location</div><div>Business Park</div></div> <div><div>On St Prkng</div><div>Yes</div></div> <div><div>Off St Prkng Spc</div><div>24</div></div> <div><div>Driveway/Prkng</div><div>Black Top/Asphalt</div></div> <div><div>Price per Sqft</div><div></div></div> <div><div>Lot Description</div><div>150' + Frontage, Borders</div></div> <div><div>Apx Irrig Acres</div><div></div></div> <div><div>Irrig District</div><div></div></div> <div><div>Irrig Water</div><div>N</div></div> <div><div>Irrig Desc</div><div></div></div> | <div><div>Unit #</div><div></div></div> <div><div>Area</div><div>Grand Junction City</div></div> <div><div>Subdivision</div><div>N/A</div></div> <div><div>Taxes</div><div>68,159.15</div></div> <div><div>Tax Year</div><div>2024</div></div> <div><div>Parcel #</div><div>2945-152-50-001</div></div> <div><div>Total Acres</div><div>4.04</div></div> <div><div>Lot Size</div><div>F: 3-4.99</div></div> <div><div>Lot Dimensions</div><div>Irregular</div></div> <div><div>Lot Size Source</div><div>Assessor</div></div> <div><div>Rented Lot</div><div>No</div></div> <div><div>Fronts</div><div>E</div></div> <div><div>Elevation</div><div>4,550</div></div> <div><div>Current Use</div><div>IND</div></div> <div><div>Sp Assessment</div><div>N</div></div> <div><div>Sp Asmnt Desc</div><div>N/A</div></div> | | | | |
| CIC | | CIC Dues | | CIC Frequency | | CIC Web Address | | | |
| CIC Includes | | None | | Type/Terms | | None | | | |
| Leased | | Yes | | Lease Expires | | 3/31/2026 | | | |
| Sale Includes | | Building & Land | | NOI | | 0.00 | | | |
| Equipment Includes | | Fire Alarm, Monument Sign, Security System | | Cash on Cash Cap Rate | | N/A | | | |
| | | Main Lvl SqFt | | Upper Lvl SqFt | | Lower Lvl SqFt | | Basement SqFt | |
| Office/Retail/Misc | | 4690 | | 0 | | 0 | | 0 | |
| Warehouse | | 42,280 | | 0 | | 0 | | 0 | |
| Doc Hi | | Yes | | # Doc Hi Doors | | 4 | | | |
| Eave Height | | 20 | | Overhead Doors | | Yes | | | |
| Energy Rated | | | | Rail Frontage | | No | | | |
| Miscellaneous | | | | Energy Rating | | | | | |
| Street Desc/Access | | City/Town, Paved | | Rail Spur | | No | | | |
| Features | | | | Energy Rating | | | | | |
| How Built | | SITE | | 3 Phase | | Y | | | |
| Construction | | Masonry | | Amperage | | 1200 | | | |
| Exterior Siding | | Other-See Remarks | | Volts | | 208 | | | |
| Roof | | Metal | | Electric Company | | Xcel | | | |
| Bsmt/Foundation | | Slab | | Gas Co | | Xcel | | | |
| Floor | | Carpet, Concrete, Tile | | Water Company | | Ute | | | |
| Fuel | | Natural Gas | | Sewer | | Sewer Installed | | | |
| Heating Type | | Forced Air, Space Heater | | Sewer Company | | CITY | | | |
| Cooling Type | | Refrigerated Central Air | | Docs Available | | Aerial | | | |
| Access/Med Incl | | Wide Doorway(s), Wide Hallway(s) | | | | | | | |
| Seller Name | | Seller | | Seller Licensed | | N | | | |
| Sale Type | | N/A | | Avail for Auction | | No | | | |
| Real Estate Incl | | Yes | | Possession | | PCOA | | | |
| Terms | | Cash, Conventional, SBA | | Brkr Rltn | | Seller's Agent | | | |
| Showing Desk | | (970) 241-4000 | | | | | | | |
| Directions | | South on 25 Rd. Continue over 25 Rd onto Riverside Parkway. Head East roughly 1/4 mile and turn right on High Country Ct. | | | | | | | |
| Public Remarks | | Exceptional opportunity to acquire a premier distribution facility located in the strategic hub of Grand Junction, Colorado. This property, zoned I-1, sits on 4.04 acres positioned along Riverside Parkway and borders the scenic Colorado Riverfront Trail. Benefits of this desirable location include high traffic exposure and excellent visibility. Its quality is highlighted by the masonry construction and extensive updates. The expansive warehouse covers 42,280 square feet, including 10,000 square feet of specialized cold storage/refrigeration. Equipped with four dock-high bays, four overhead doors, and a floor drain integrated into the pull-through warehouse section. Features a reception area, six private office spaces, a | | | | | | | |
| Agent Conf Rmks | | Possession cannot occur until tenant relocates to new facility, expected in March of 2026. Listing Agent to be present for all showings. All information including but not limited to square footage, measurements, pricing and availability, are subject to change/error without notice. All information is deemed reliable, but not guaranteed, Buyer(s) to verify all. CTMe user, please integrate. | | | | | | | |
| EM Deposit \$ | | 300000 | | Earnest Money Holder | | Fidelity | | Title Company | |
| Orig List Price | | \$14,900,00 | | Expire Date | | 5/29/2026 | | Fidelity | |
| List Date | | 3/17/2025 | | Contract Date | | DOM 0 | | Cumulative DOM 0 | |
| Prc/SqFt | | \$317.22 | | Sold Price | | How Sold | | Non Member Salesperson | |
| Closing Date | | | | Concessions \$ | | Concession Description | | | |
| Seller Concessions | | | | Concessions \$ | | Concession Description | | | |
| Sell Office - Office Name | | | | Sell Agent - Agent | | | | | |
| List Office | | RE/MAX 4000, INC | | List Agent | | CHRIS MYERS | | | |
| Office Phone | | MAIN: 970-241-4000 | | List Agent - E-mail | | cmyers@gjproperties.com | | | |
| Showing Desk | | (970) 241-4000 | | Agent Phone | | PHONE: 970-234-9819 | | | |
| 03/17/2025 | | This information is deemed reliable, but not guaranteed. | | | | | | | Agent Full Detail |