



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE



# 2211 HALLCO DR

2211 HALLCO DR • GRAND JUNCTION • CO • 81505

## FOR SALE

### PROPERTY SPECS

- 12.0 Acre Parcel Available
- Zoned Light Industrial / Gen Commercial
- Excellent Visibility & Frontage from I-70
- Great Traffic Counts along I-70  
    >>27,755 ADT
- Asking \$3,850,000
- Call for more details!

1 MILE	247 2023 EST. POPULATION	95 2023 EST. HOUSEHOLDS	\$179,152 2023 EST. AVERAGE HH INCOME
3 MILE	14,012 2023 EST. POPULATION	5,767 2023 EST. HOUSEHOLDS	\$134,344 2023 EST. AVERAGE HH INCOME
5 MILE	41,031 2023 EST. POPULATION	17,324 2023 EST. HOUSEHOLDS	\$122,916 2023 EST. AVERAGE HH INCOME

### CONTACT:

**SCOTT STEPUTIS**  
Licensed Broker  
Crosbie Real Estate Group, LLC  
direct 303.868.9068  
step@creginc.com

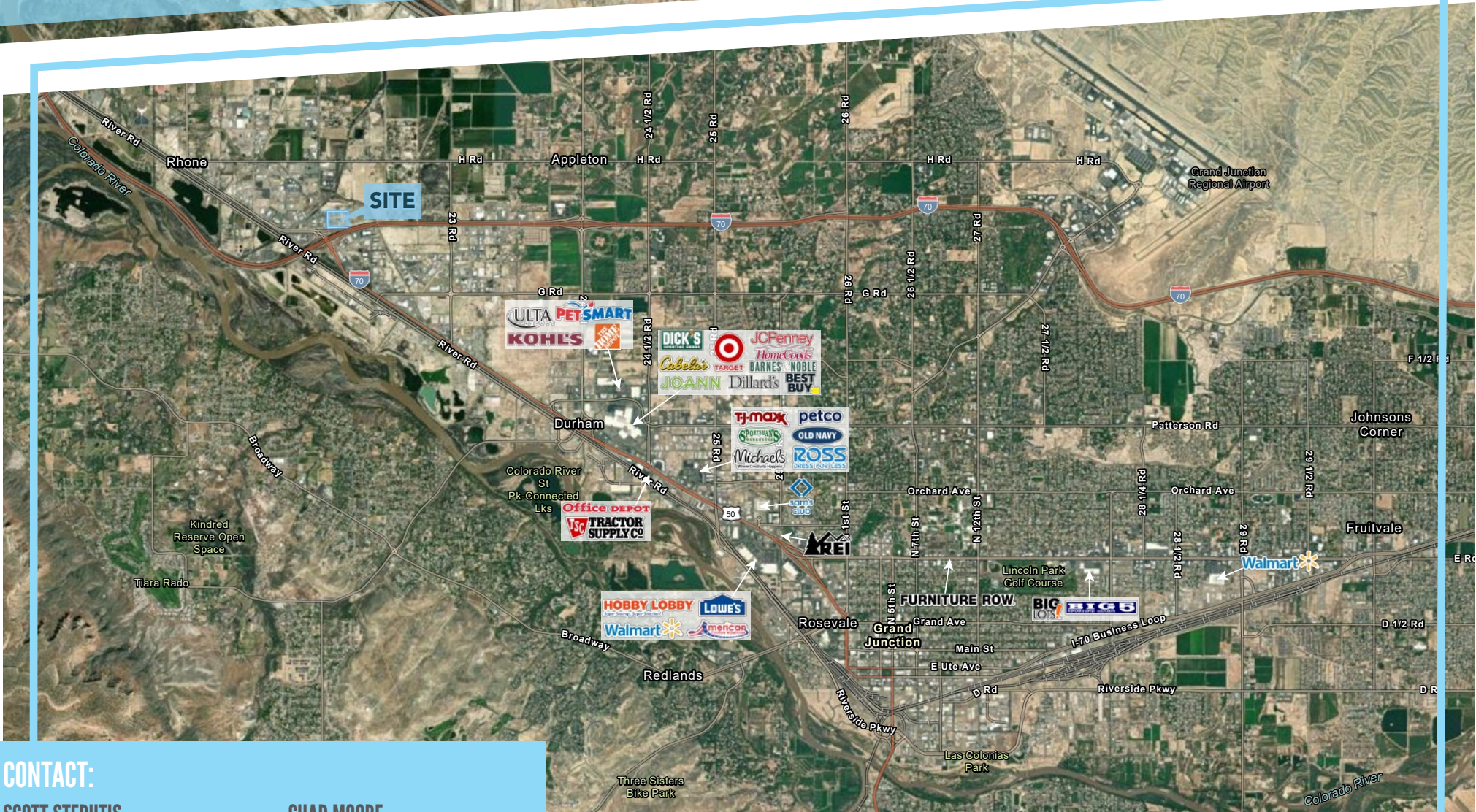
**CHAD MOORE**  
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FULL SERVICE COMMERCIAL REAL ESTATE



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