



# Office Building / I-70 Access / Near Airport **FOR SALE**



71,410sq ft for

**\$6,750,000**

- Office Building
- Great Visibility from I-70
- Close access to airport
- 95% Leased
- Seller occupies top floor & can either remain or relocate

## 715 Horizon Drive, GRAND JUNCTION

71,410 sq. ft. office building offers exceptional visibility from I-70 & convenient access to the airport, making it an ideal location for businesses seeking a high-profile presence. Currently 95% leased, providing immediate cash flow. Seller occupies the top floor & can either remain as a tenant or vacate for an owner/user. Strategically located near the new Amazon Distribution Center & the I-70/Horizon Drive interchange, this property benefits from a thriving business environment and excellent transportation links. Listing Agent must be present for showings.



**CLICK TO SEE DETAILED MLS INFO**

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