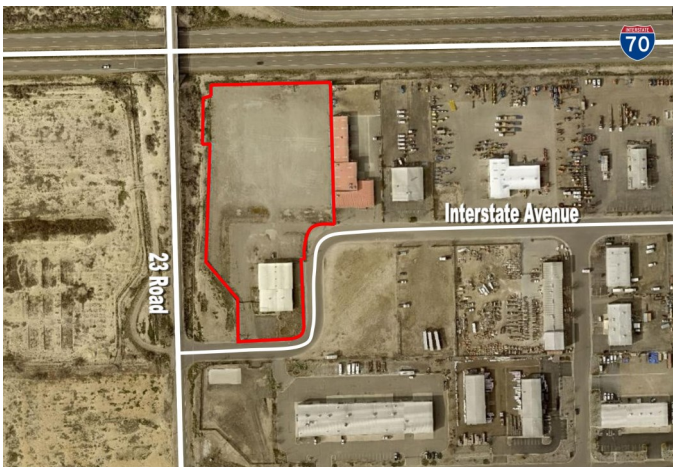


FOR SALE

2304 Interstate Avenue | Grand Junction
Office/Warehouse



OVERVIEW:

- 9,600 SF building situated on 4.23 acres
- 4,640 SF office/4,960 SF warehouse
- 13-16 individual offices
- Fenced and graveled yard
- Backs to I-70 with pylon signage
- Six OH doors of varied sizes

TRAFFIC COUNTS:

23 Road N of G Road 5,100 VPD
I 70 W of 24 Road 17,680 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	399	19,303	55,133
Average HH Income	\$75,000	\$77,359	\$65,836
Businesses	194	1,455	3,950
Daytime Population	3,873	27,180	74,445

OFFERED AT: \$1,891,640

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