

OFFICE / WAREHOUSE FOR SALE

539 32 Road | Grand Junction, CO 81504



OVERVIEW

- 3,600 office/warehouse
- Secure yard space
- Two 14' overhead doors
- 800+ additional SF mezzanine
- 3-phase power
- Great visibility

TRAFFIC COUNTS

32 Road S of I-70BL 17,000 ADT
I-70BL N of 32 Road 19,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	12,683	46,010	77,646
Daytime Population	9,875	33,620	64,006
Median HH Income	\$70,463	\$67,856	\$67,505
Businesses	258	705	1,747

FOR SALE: \$425,000

Brian Bray | 970.986.0446 | Brian@brayandco.com

BRAY COMMERCIAL | 1015 N 7th Street, Grand Junction, CO 81501 | 970.241.2909 | www.BrayCommercial.com

This information was obtained from sources deemed reliable; however, Bray Commercial makes no guarantees, warranties or representation as to the completeness or accuracy.