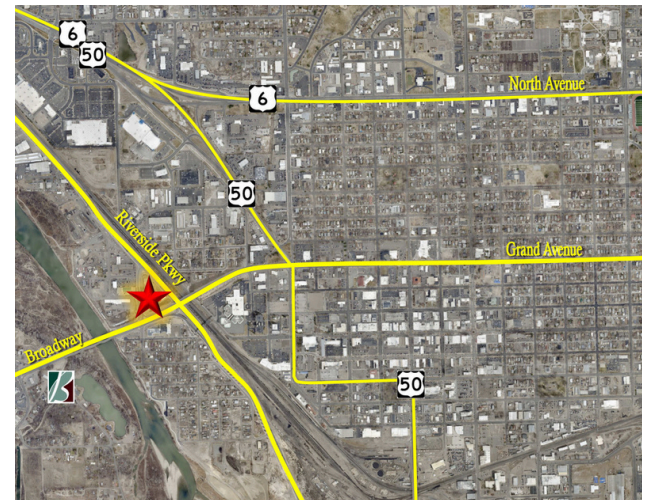


# OFFICE/WAREHOUSE FOR LEASE

635 W White Avenue, Grand Junction, CO 81501



## OVERVIEW

- 7,714 SF flex space zoned I-1
- Clear span shop with two 14' overhead doors
- Private offices, showrooms, and full kitchen
- Air conditioning throughout
- Secure yard space
- Riverside Pkwy access and visibility

## TRAFFIC COUNTS

28 RD                      N of 170B                      5,631 VPD  
 North Ave                E of 28 1/2 Rd                224,983 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	8,173	70,475	107,473
Daytime Population	8,941	78,840	114,648
Average HH Income	\$42,049	\$55,490	\$59,339
Businesses	419	3,154	4,696

**OFFERED AT: \$12.00/SF/Year + NNN**

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