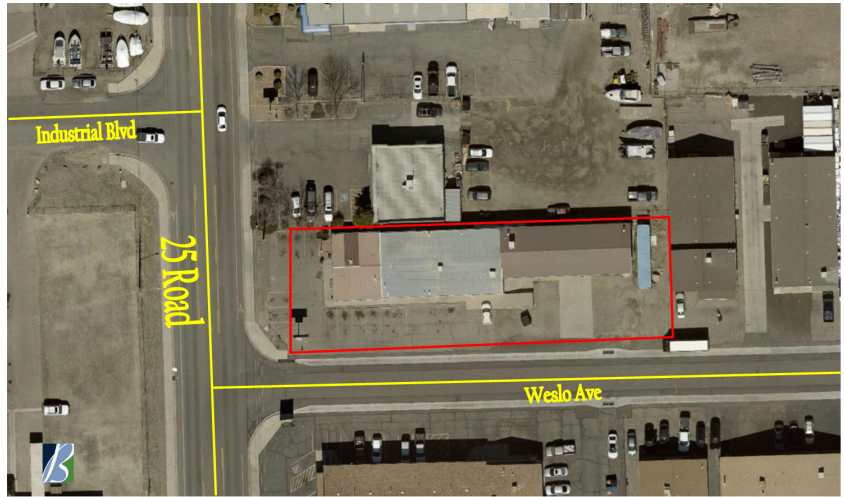
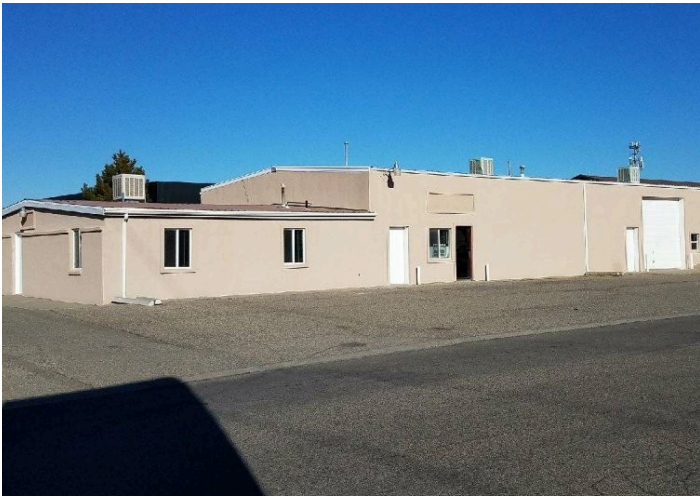


OFFICE WAREHOUSE BUILDING FOR SALE

576 1/2 25 Road | Grand Junction, CO 81505



OVERVIEW

- 6,720 sqft Office/Warehouse
 - 1,200 sqft Office
 - 5,520 sqft Warehouse
- Three 12-foot overhead doors
- Located near Mesa Mall and I-70
- Corner lot with great visibility
- Good pole sign to showcase your business

TRAFFIC COUNTS

Patterson Road	N of 25 Road	24,463 AADT
Hwy 6&50	S of 25 Road	40,308 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	3,784	43,726	86,132
Daytime Population	11,081	65,078	103,787
Median HH Income	\$71,446	\$68,741	\$72,945
Businesses	900	3,513	4,829

OFFERED AT: \$739,000

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