

INDUSTRIAL LAND FOR SALE

851 Arts Way, Grand Junction, CO 81505



OVERVIEW

- A well developed Industrial lot, 3.11 acres
- Great for manufacturing facility, warehouse, or distribution center
- near the I-70 Interstate interchange
- I-1 zoned

TRAFFIC COUNTS

HWY 6&50 NW of I-70 27,755 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	552	8,418	35,473
Daytime Population	1,766	11,025	38,213
Average HH Income	\$109,713	\$101,621	\$82,815
Businesses	98	430	1,736

OFFERED AT: \$1,100,000

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