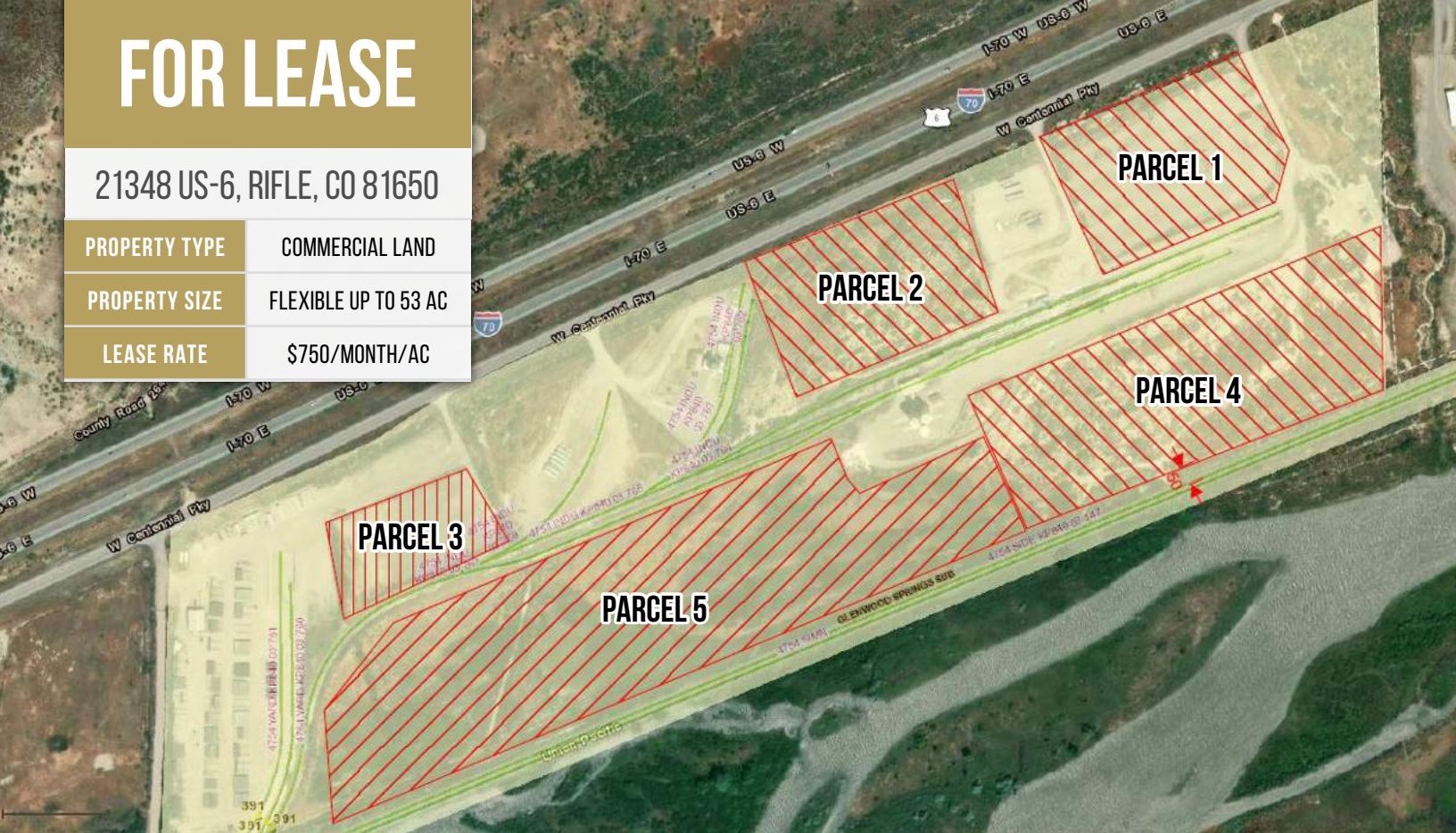


FOR LEASE

21348 US-6, RIFLE, CO 81650

PROPERTY TYPE	COMMERCIAL LAND
PROPERTY SIZE	FLEXIBLE UP TO 53 AC
LEASE RATE	\$750/MONTH/AC



PROPERTY DESCRIPTION

Approximately 53 acres of commercial land available for lease along I-70 Frontage Road in Rifle, Colorado. The property sits on the west side of town and is visible from the interstate. There are approximately 10 acres of graded and fenced land and 43 acres of raw land available for lease. The property is flat and accessible from several points off Frontage Road. There is a Union Pacific spur line that bisects the property west-east. I-70, exit 87, is one half mile to the east, providing convenient access throughout the area.

AVAILABLE PARCELS

PARCEL	AC	LAND TYPE
1	6.67	GRADED AND FENCED
2	6.68	RAW
3	3.02	GRADED AND FENCED
4	15.6	RAW
5	21.6	RAW



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PROPERTY HIGHLIGHTS



UP TO 53 ACRES OF COMMERCIAL
LAND AVAILABLE FOR LEASE



LOCATED ALONG I-70 FRONTAGE
ROAD AND ONE-HALF MILE FROM
EXIT 87 JUST WEST OF RIFLE



FLAT PROPERTY WITH
SEVERAL ACCESS POINTS

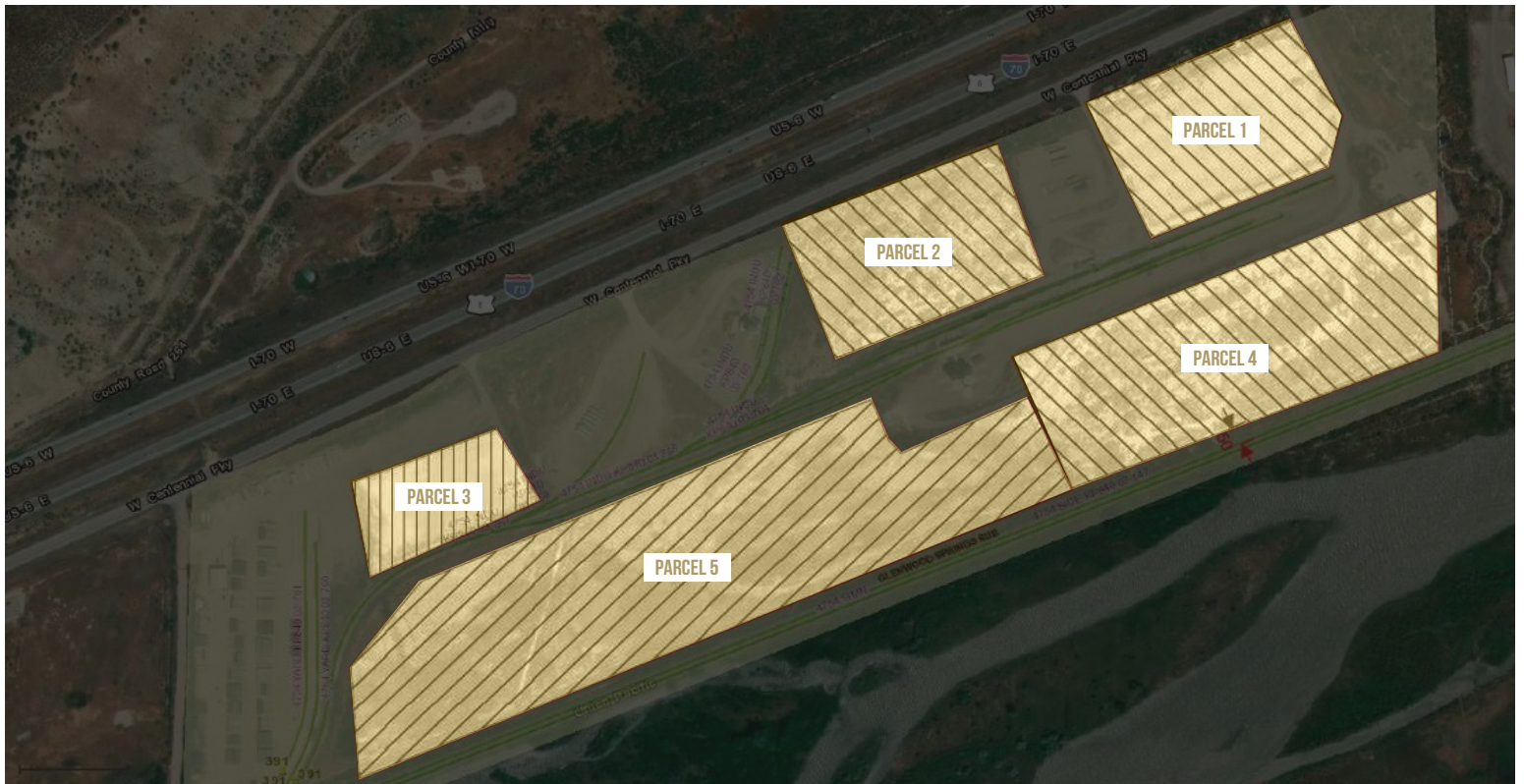


UNION PACIFIC SPUR LINE
BISECTS THE PROPERTY

AREA MAP



LOCATION MAP



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