

# MONUMENT BUSINESS PARK

1600 Las Colonias Drive, Grand Junction, CO 81505

**36,960 SF ON 3 ACRES**



- First Class-A Multi-Tenant Park in Grand Junction
- Building is divisible with five office entries
- Office space can be customized to suit
- 20' minimum clearance
- Zoning is highly flexible
- Large yard area behind building

## Unit Sizes:

- 6,240 SF
- 12,000 SF
- 24,960 SF
- 36,960 SF



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Note: The above rendering is for illustration purposes only.



## AERIAL

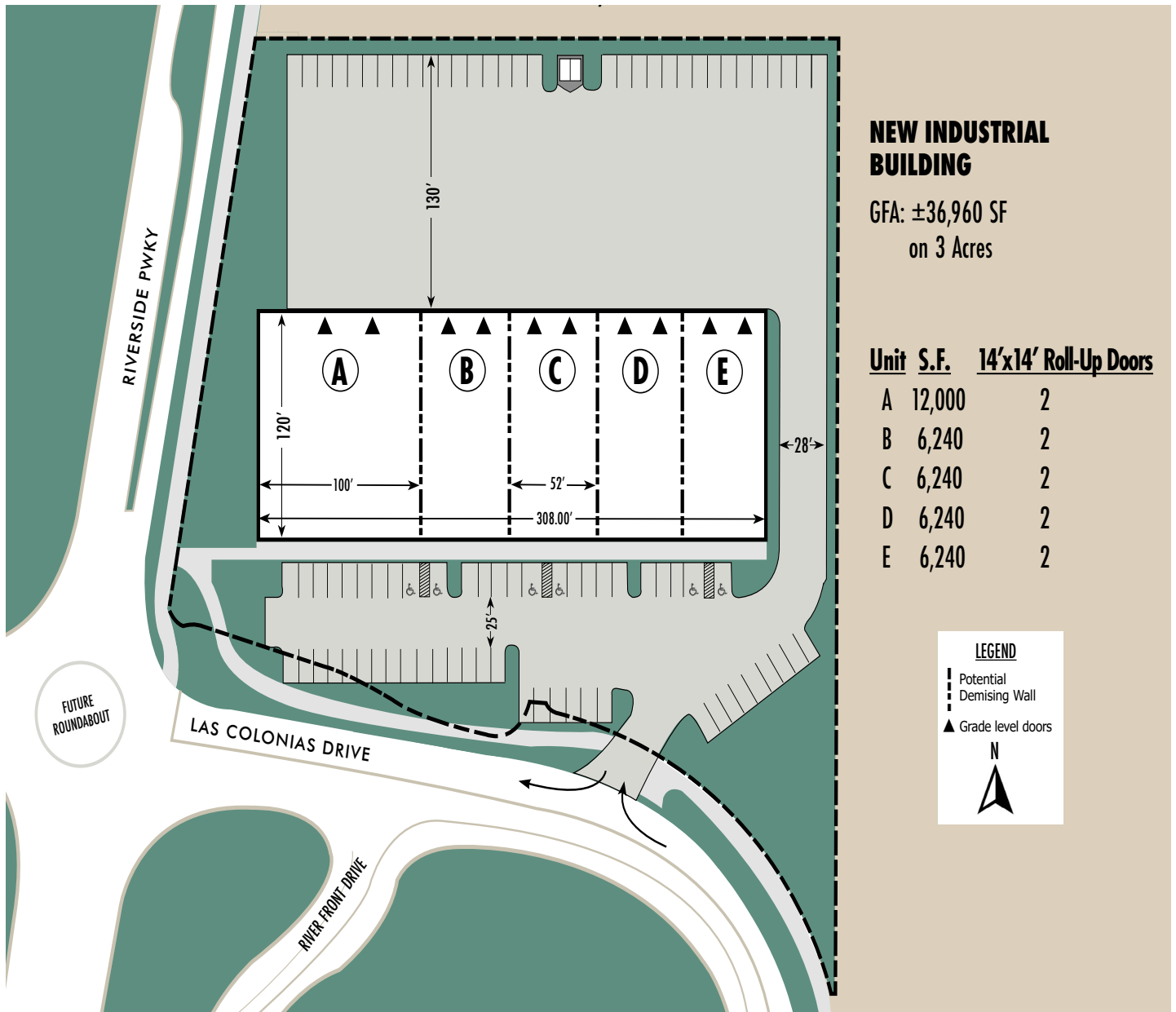


## PRELIMINARY BUILDING SPECIFICATIONS

- **±36,960 SF Footprint**
- **Ordinary Hazard Sprinklers**
- **Large Yard Area behind building**
- **Two (2) 14' x 14' grade level doors in each unit**
- **2,000 Amp U.G.P.S. with a 1,200 Amp service set as a part of the shell**



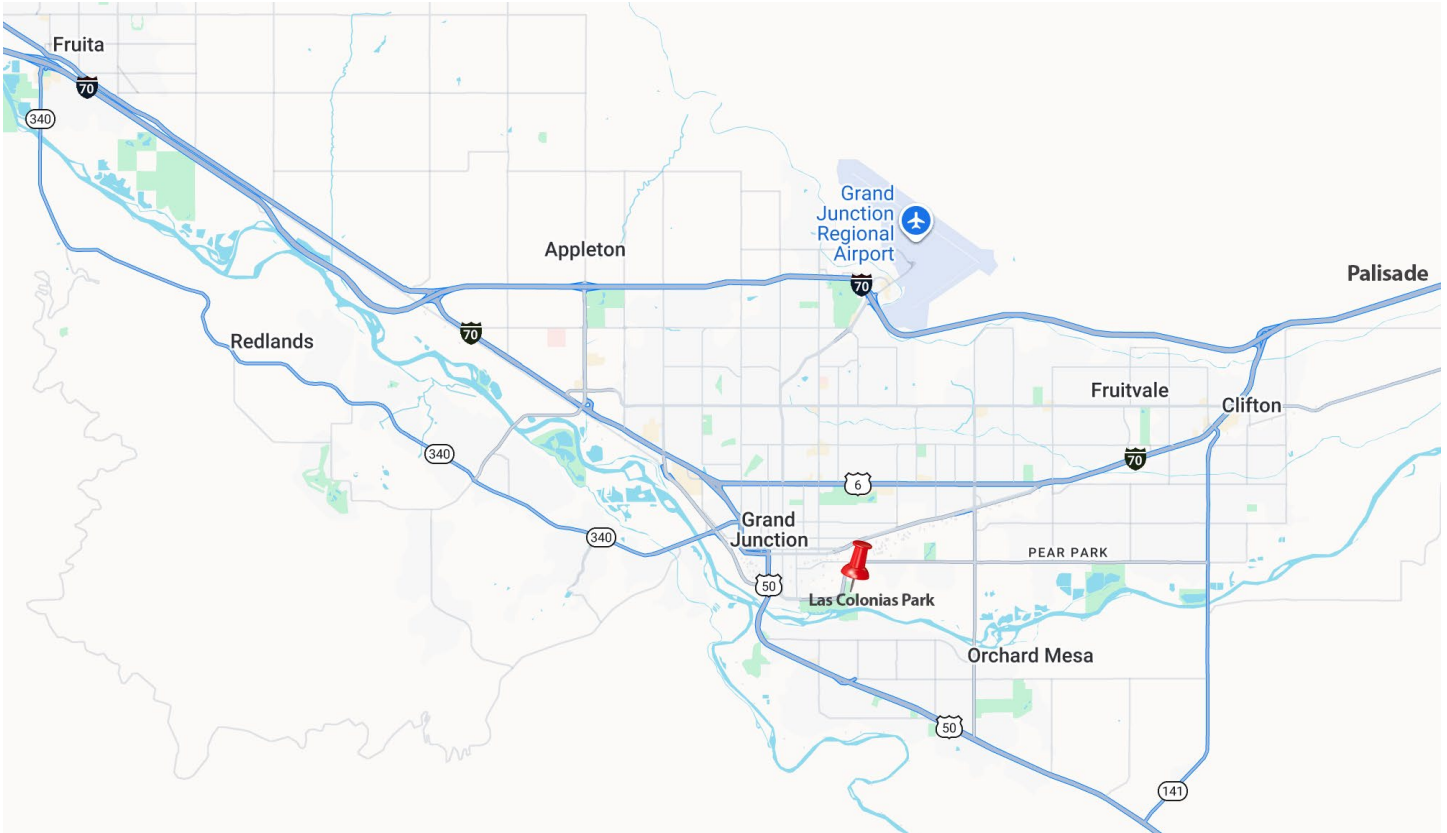
## SITE PLAN



## ENTERPRISE ZONE BENEFITS

- **New Employee Credit** - \$1,100 per new job
- **Employer-Sponsored Health Insurance** - \$1,000 per covered employee
- **Investment Tax Credit** – 3% of equipment purchases
- **Commercial Vehicle Investment Tax Credit** – 1.5% of commercial vehicle purchases
- **Job Training Tax Credit** – 12% of qualified training expenses

# REGIONAL MAP



For further information contact:



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