

10,240 SF WAREHOUSE/OFFICE ON 24 AC

FULLY LEASED INVESTMENT PROPERTY

4456 N I-70 FRONTAGE ROAD DE BEQUE, CO 81630

FOR SALE



SALE PRICE \$1,800,000

PROPERTY HIGHLIGHTS

- 10,240 +/- SF of warehouse and office space situated on 24 +/- AC
- Fully leased | Lease details available upon request with a signed confidentiality agreement
- Includes mezzanine storage
- (3) Drive-thru bays
- (1) 15-ton crane
- (1) Truck wash bay
- Waste oil room
- Tank room
- Water filtration system
- (3) Modular offices
- Truck plug-ins
- Fueling Station
- Built in 2010
- Zoned Industrial
- Parcel ID: 2671-043-00-008
- Ideally located with immediate access to I-70
- Situated approx. 25 miles east of Grand Junction, CO

Tom Bradley

Managing Broker
303.880.0108

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Stephanie Corbett

Associate Broker
915.274.8186

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AERIAL



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LOCAL AND REGIONAL LOCATION



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WAREHOUSE EXTERIOR



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WAREHOUSE INTERIOR



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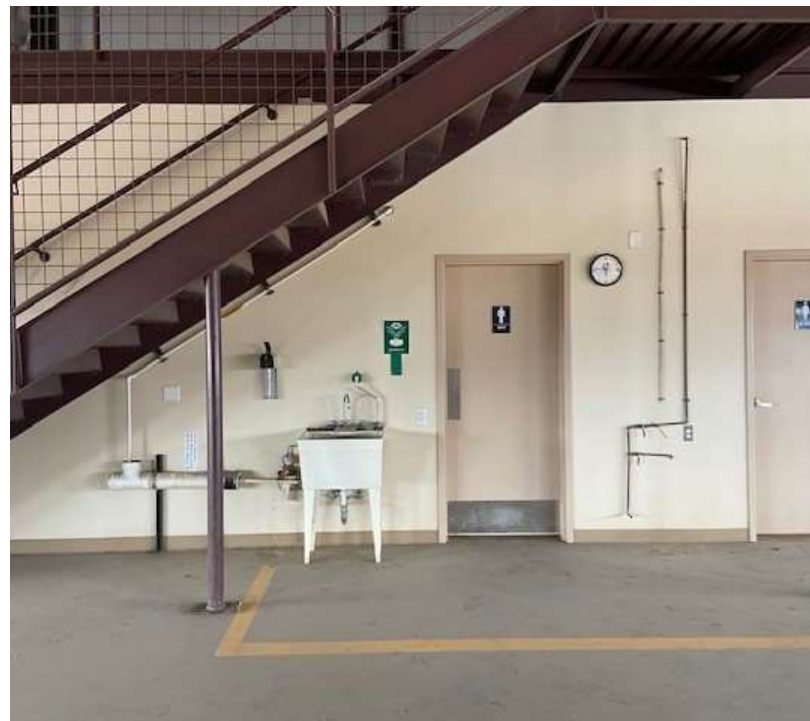
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WAREHOUSE INTERIOR



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MODULAR OFFICES



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PROPERTY AMENITIES



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