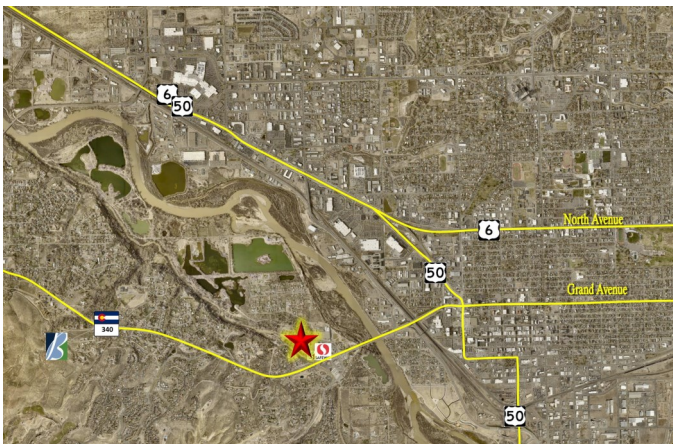


FOR LEASE

2497 Power Road #30 | Grand Junction, CO

Office/Warehouse Space



OVERVIEW:

- 10,500 SF office/warehouse
 - ◆ 3,000 SF office
 - ◆ 7,500 SF warehouse
- 2 recessed dock hi doors
- 4 private offices
- Reception and conference room

TRAFFIC COUNTS:

Broadway: NE of Monument Rd 27,034 VPD
Broadway: SW of Mounument Rd 16,271 VPD

| DEMOGRAPHICS: | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Current Population | 3,523 | 39,820 | 83,308 |
| Daytime Population | 4,869 | 59,039 | 99,170 |
| Total Businesses | 220 | 3,316 | 4,605 |
| Average HH Income | \$76,398 | \$56,440 | \$62,794 |

OFFERED AT: \$12.00/SF/Yr. + NNN

Cory Carlson | 970.261-9311 | cory@brayandco.com