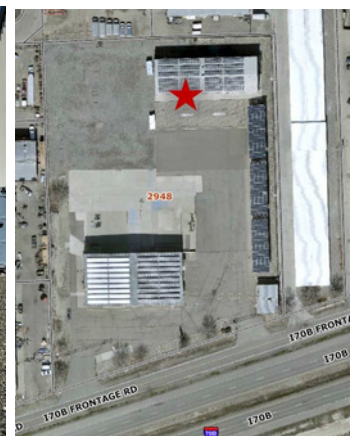


SHOP FOR LEASE

2948 I-70 BUSINESS LOOP UNIT C4
Grand Junction, CO 81504



OVERVIEW:

- 1,200 clear-span shop
- 12-foot overhead door
- Floor drain
- Secure yard
- Proximity to I-70B and North Avenue

TRAFFIC COUNTS:

I-70 BL	29 Road	15,000	ADT
I-70 BL	I-70 Business Acc	13,000	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	10,614	75,798	109,333
Average HH Income	\$56,847	\$66,786	\$70,097
Businesses	323	2,089	4,548
Daytime Population	9,789	66,744	111,889

FOR LEASE: \$1,400/MO + NNN

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