

LARGE BUILDING ON 4.5 ACRES AVAILABLE FOR SALE OR LEASE



**Asking Price \$1,795,000
Or \$8,900/mo + NNN**

ADDRESS:

787 Valley Court Grand Junction, CO 81505

ACRES:

4.51

SQUARE FEET:

10,451

ZONING:

I-1

Industrial Office Space

LOCATION:

787 Valley Court is located in the heart of Grand Junction's Northwest commercial and industrial district, just off 22 Road, Highway 6 & 50 and Interstate 70. The property is just under $\frac{3}{4}$ of a mile to access to Eastbound or Westbound I-70, making it ideal for businesses needing regional connectivity. Surrounded by light industrial users and manufacturing distribution hubs, it's positioned in a strong growth corridor.

SUMMARY:

Offering 10,451 square feet, this property features seven large, private offices, training rooms, collaborative workspaces, and 2,800 square feet of warehouse space – all on 4.51 acres. With updated roof, stucco, landscaping, and interior improvements completed within the past five years, the site is move-in ready and offers flexibility for office operations, equipment storage, expanded parking, and future warehouse development.



COLDWELL BANKER

**DISTINCTIVE
PROPERTIES**

Jeremy Hayden

Broker Associate

970-778-0712 Mobile

970-243-0456 Office

OVERVIEW

787 Valley Court offers convenient access to Highway 6 & 50 and I-70. The property includes 10,451 square feet of office and warehouse space on 4.51 acres, positioned in a growing area surrounded by industrial and manufacturing users. It provides flexibility for equipment storage, expanded parking, and future warehouse development. Recent upgrades include a new roof, stucco, refreshed landscaping, and a remodeled interior within the last five years.

PROPERTY HIGHLIGHTS

- Fully fenced and secured with automatic gate
- Large power availability with 500kVA transformer
- Recently updated interior and exterior
- 20+ asphalt and ~1.5 acres of road base parking spaces
- Updated HVAC systems in 2012

PROPERTY SUMMARY

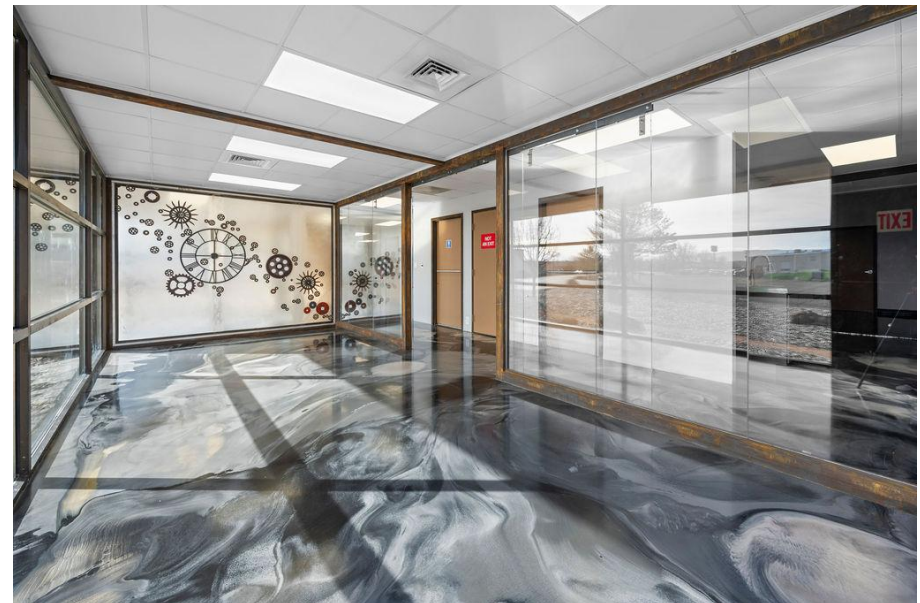
- Asking Price: \$1,795,000 or \$8,900/mo + NNN
- Year Built: 1983
- Year(s) Remodeled: 2012 and 2020
- Lot Size: 4.51 Acres
- Total SF: 10,451 SF

LOCATION HIGHLIGHTS

- Less than ¾ mile to I-70 entrance and exit
- Premier NW Grand Junction Industrial Location
- Nearby fuel stations such as Loves and Pilot
- Less than 10 minutes to regional airport

BUILD TO SUIT OPPORTUNITIES

- Potential warehouse addition with acceptable Lease



PROPERTY PHOTOS



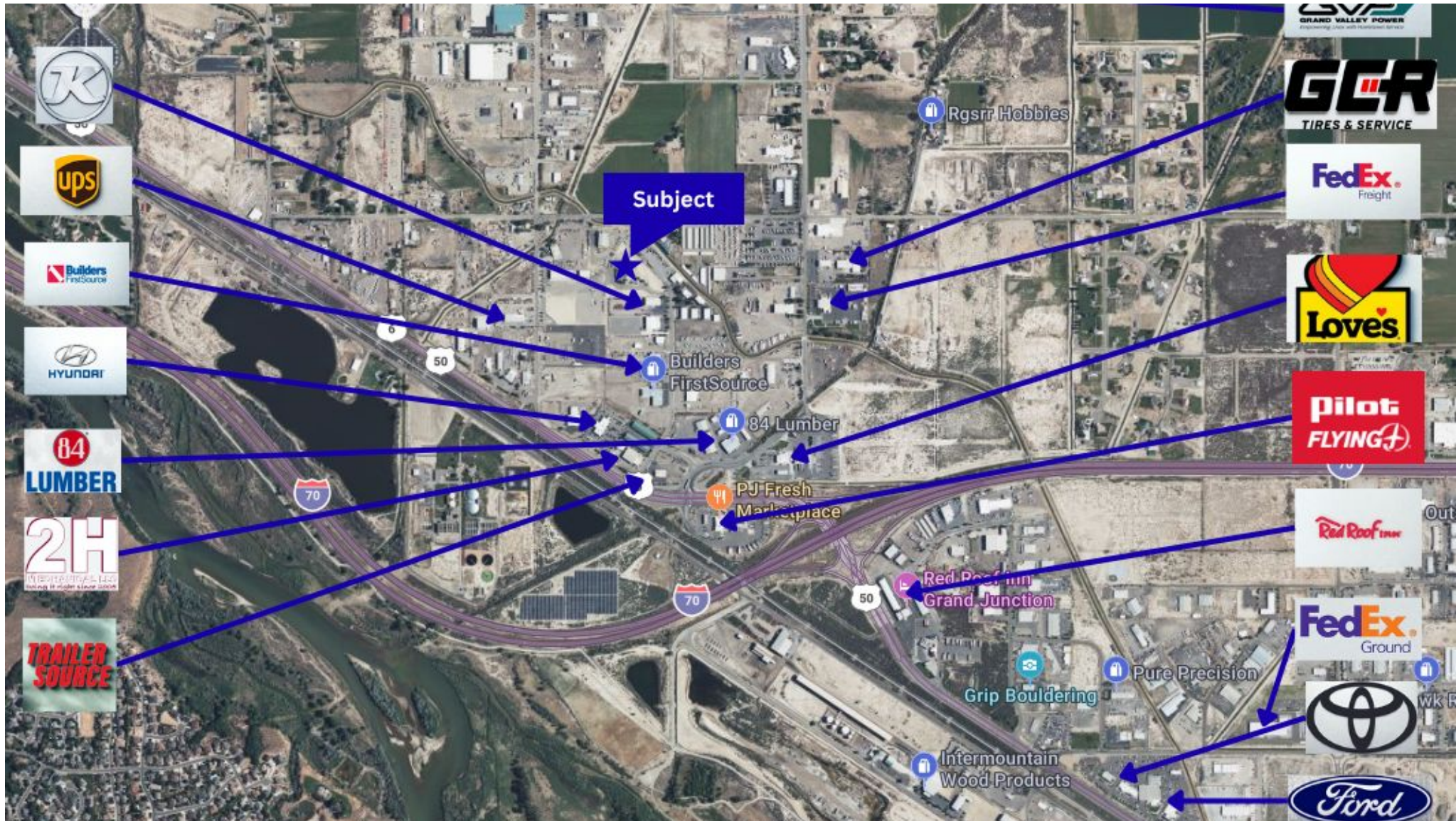
COLDWELL BANKER

**DISTINCTIVE
PROPERTIES**

Jeremy Hayden

Broker Associate
970-778-0712 Mobile
970-243-0456 Office

AERIAL MAP



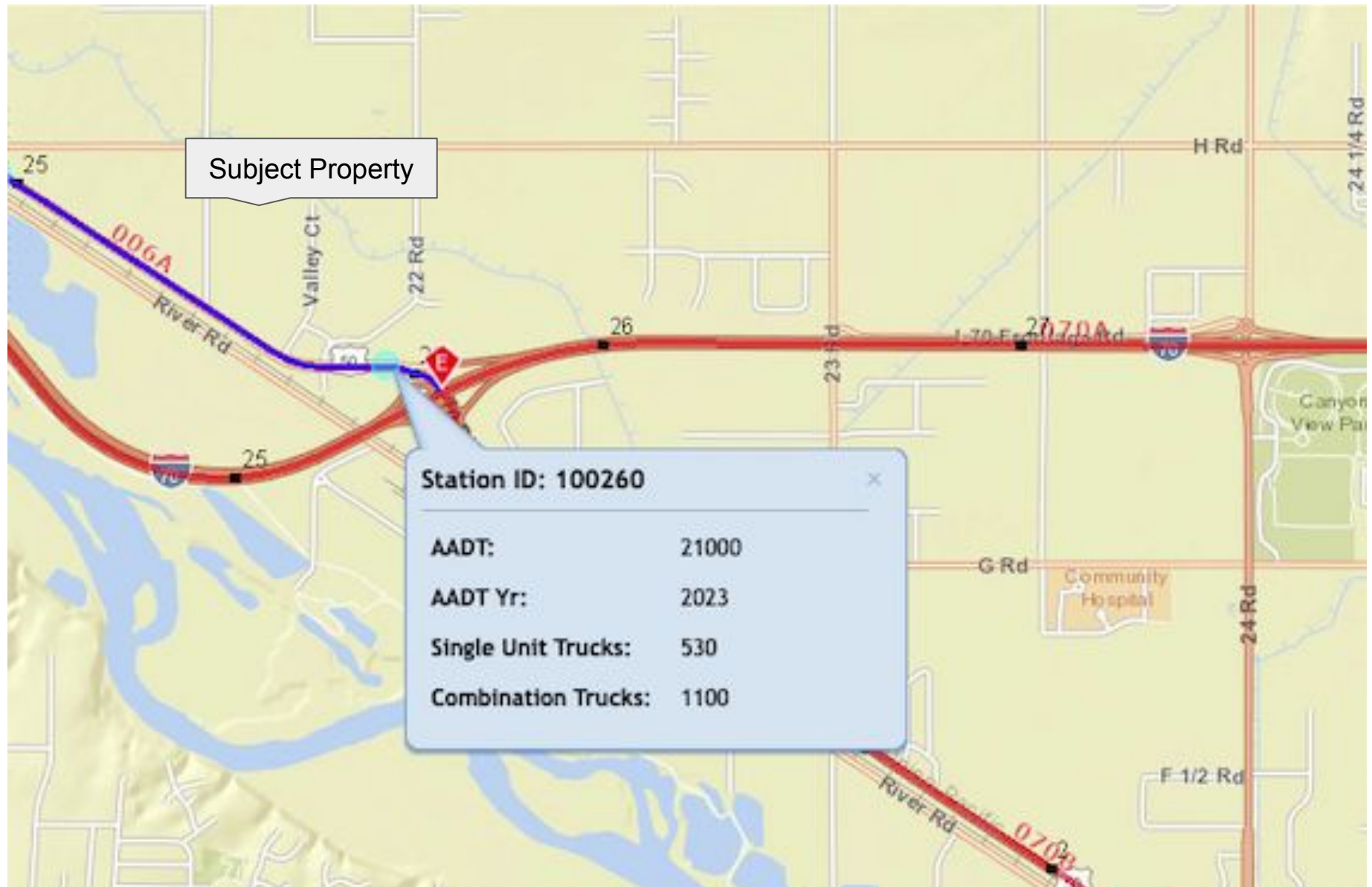
COLDWELL BANKER

**DISTINCTIVE
PROPERTIES**

Jeremy Hayden

Broker Associate
970-778-0712 Mobile
970-243-0456 Office

AADT Map



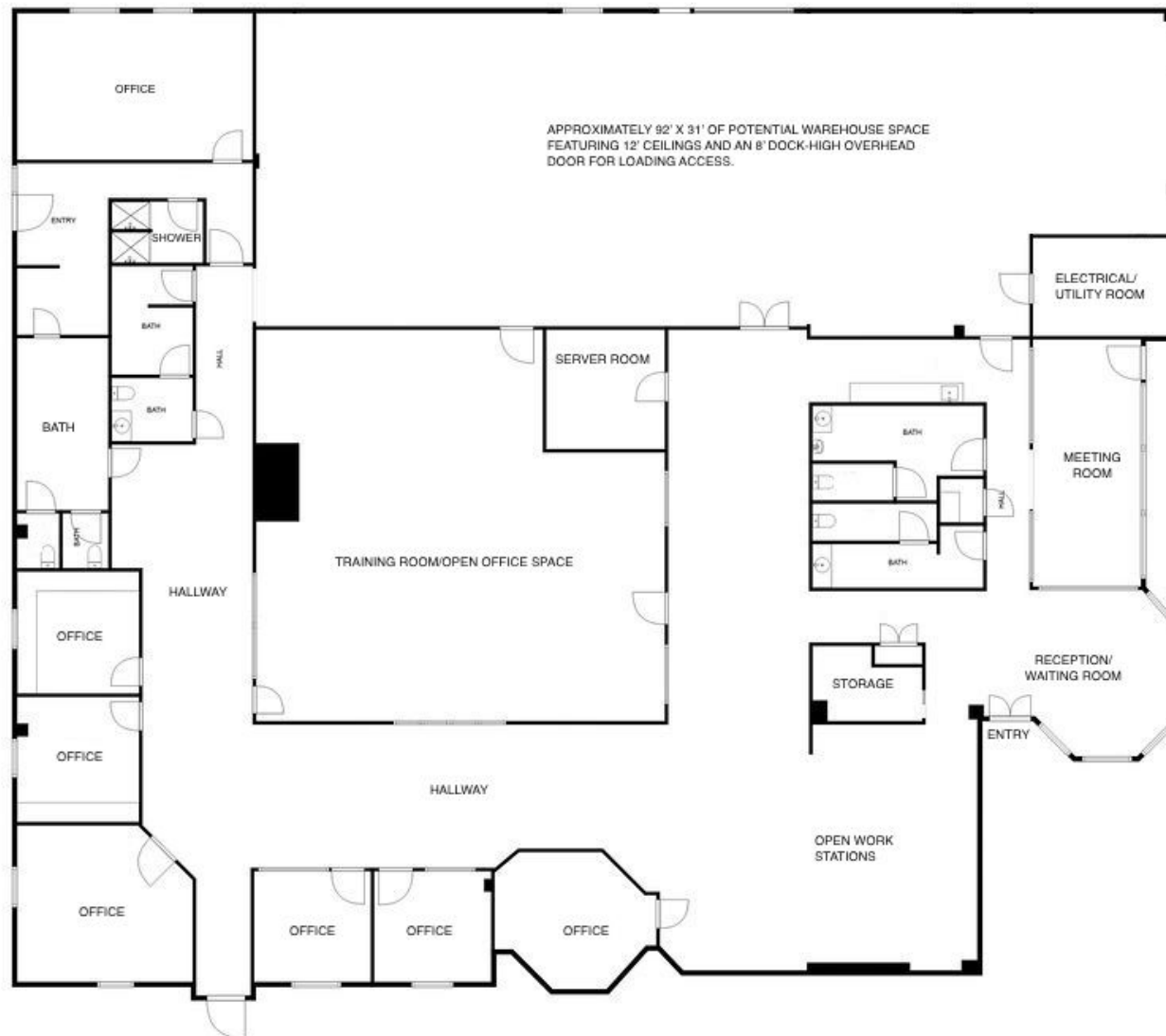
COLDWELL BANKER

**DISTINCTIVE
PROPERTIES**

Jeremy Hayden

Broker Associate
970-778-0712 Mobile
970-243-0456 Office

POTENTIAL FLOOR PLAN



CURRENT FLOOR PLAN



COLDWELL BANKER

**DISTINCTIVE
PROPERTIES**

Jeremy Hayden

Broker Associate
970-778-0712 Mobile
970-243-0456 Office