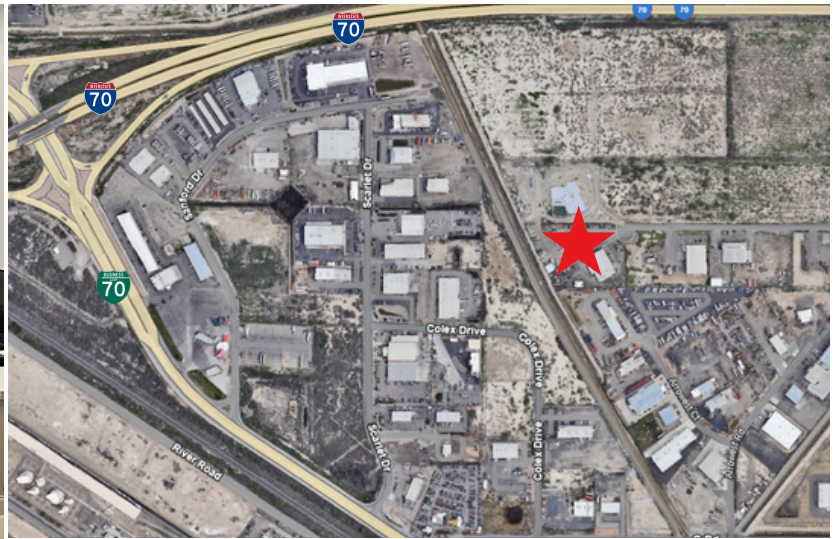


COMMERCIAL OFFICE/WAREHOUSE FOR SALE

2259 Logos Court | Grand Junction, CO 81505



OVERVIEW

- Excellent 11,443 SF office/warehouse on a quiet cul-de-sac
- Newly remodel office space with kitchenette and reception area
- 18' warehouse with wash bay and 2-ton bridge crane
- Four (4) – 16' Overhead doors with openers
- Large 1.68-acre yard fenced and gravel with two (2) gates
- Easy access around the building for large trucks
- Priced Right at \$2,100,000.00

OFFERED AT: \$1,997,000

TRAFFIC COUNTS

US-50	S of I-70 BL	24,000 ADT
23 RD	SE of I-70 BL	26,400 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	188	15,877	48,019
Daytime Population	3,110	23,094	66,269
Average HH Income	\$131,507	\$95,144	\$81,841
Businesses	214	1,197	3,382

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