



THE
KIMBROUGH
TEAM

Office Warehouse Building

FOR SALE



6,500 sqft for

\$689,900

549 S 10th St., GRAND JUNCTION

Rare Central Opportunity. Thoughtfully Priced to Move! Hard-to-find central location with immediate access to I-70B & Hwy 50! This versatile property offers 6,500 sqft. total, approx. 2,500 sq. ft. finished office plus 4,000 sqft. heated warehouse & flexibility for up to 3 separate units, each with its own entrance, gas & electric meter (demising needed). Features include 3 overhead doors, fenced yard, owned solar panels & 10 off-street parking spaces. The office area provides 7 main-level offices, conference & reception spaces, and central air, while the partially finished mezzanine could easily become additional 2nd-floor office space (not included in sqft.). 2 office restrooms + 1 shop restroom for convenience. Adjacent to the railroad (no spur).

- 2500 sqft Office Space
- 4000 sqft Warehouse
- Central Location
- I-70B & Hwy 50 Access
- Flex up to 3 separate units with own meters
- Owned Solar Panels



[CLICK TO SEE DETAILED MLS INFO](#)

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