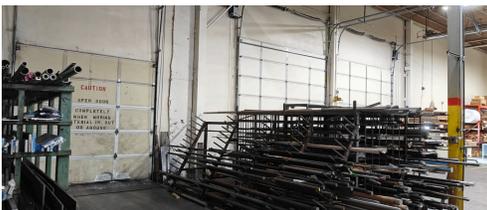
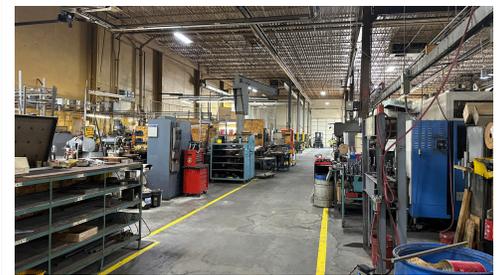
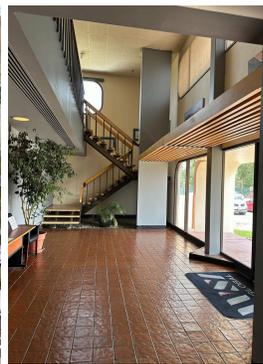
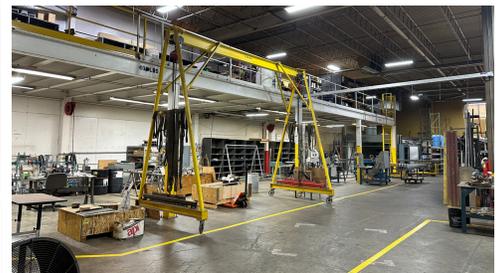


Manufacturing Site For Sale

2524 Foresight Circle | Grand Junction, CO

Commercial Building



OVERVIEW:

- Over 36,000 SqFt of Warehouse
- Three overhead doors
- Declined approach ramp available
- 7-acre Parcel allows for expansion
- Functional building fits many needs

TRAFFIC COUNTS:

Patterson Rd	W of Foresight Cir	19000	VPD
25 Road	N of W Foresight Cir	9639	VPD

FOR SALE : \$4,450,000

Demographics	1 Mile	3 Mile	5 Mile
Current Population	6,856	45,091	86,132
Average HH Income	\$75,325	\$63,856	\$65,200
Businesses	778	3,582	4,769
Daytime Population	10,476	66,568	103,100

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BRAY COMMERCIAL |

1015 N 7th Street Grand Junction, CO | 81501 | 970.241.2909

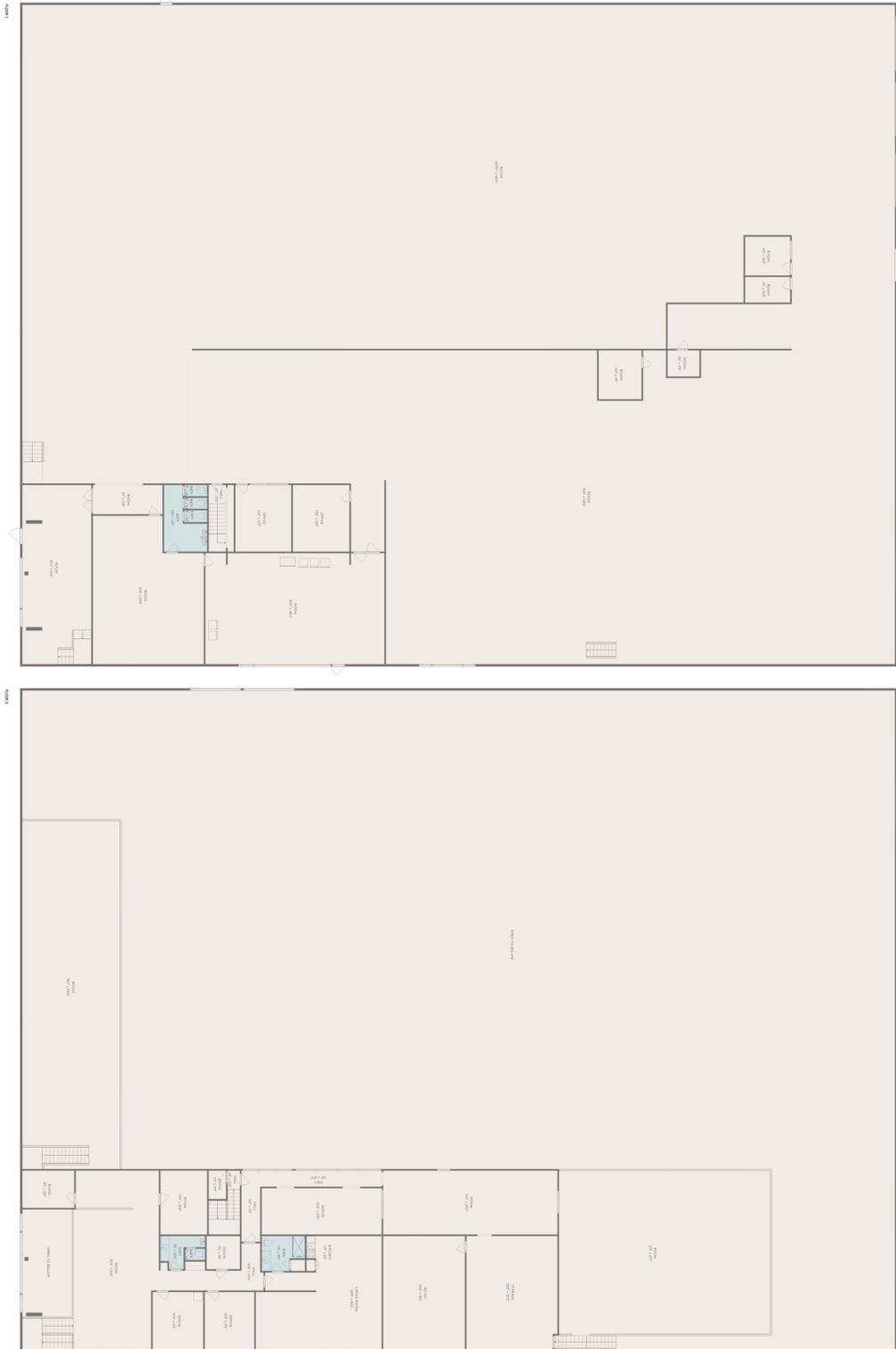
braycommercial.com

This information was obtained from sources deemed to be reliable; however, Bray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy.

Manufacturing Site For Sale

2524 Foresight Circle | Grand Junction, CO

Commercial Building



TOTAL: 7296 sq. ft.
FLOOR 1: 3210 sq. ft. FLOOR 2: 4086 sq. ft.
EXCLUDED AREAS: ROOM: 29599 sq. ft, STORAGE: 521 sq. ft, OPEN TO BELOW: 20932 sq. ft.
WALLS: 692 sq. ft.
FLOOR PLAN CREATED BY CUBICISA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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