

Grand Mesa

INDUSTRIAL PARK

374 31 5/8 Road, Grand Junction, CO 81504

Available Now

Different Sizes Available
to Meet Demands of Users!



3 Buildings Available | 10,000 - 44,644 SF

CBRE

PROPERTY HIGHLIGHTS

The greater Grand Junction area is the largest metropolitan region in western Colorado, with the amenities and infrastructure companies need to operate globally. Situated halfway between Denver and Salt Lake City, the Grand Junction area is easily accessible by air and highway.



Located in opportunity zone & enterprise zone



Close proximity to I-70



Large overhead doors & loading docks

Grand Junction is regarded as the region's commercial center. The primary factors for the local economy are healthcare, agriculture, tourism, livestock and oil and gas. The area also includes light manufacturing.



Bridge cranes



3-phase power



24' clear height

KEY DEMOGRAPHICS



164,033
Population



2.5
Average Household Size



39.6
Median Age



\$57,652
Median Household Income

BUSINESS STATISTICS

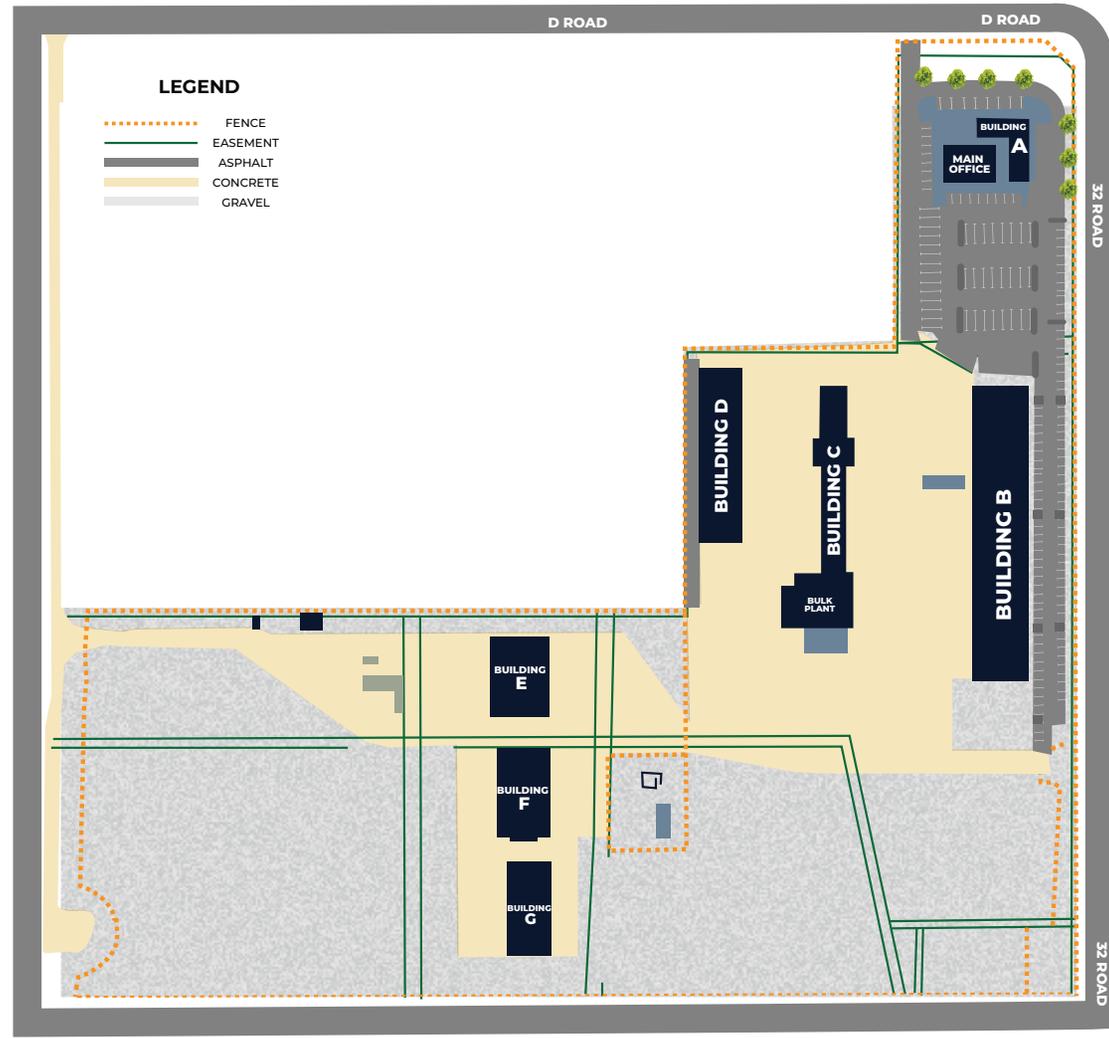


6,253
Total Businesses



75,175
Total Employees

OVERALL SITE PLAN



Building E	Building F	Building G
16,500 SF Total	11,144 SF Total	17,000 SF Total
16,500 SF Available	11,144 SF Available	17,000 SF Available
Truck wash facility	Chemical storage building	Industrial Shop
5 wash bays, 1 separate	Elevated floors in warehouse	5-ton crane
Floor drains	Two drive-thru canopies	Two levels of office space
Exterior loading dock	--	Mezzanine
--	--	10 overhead doors (24'x20')

BUILDING E

16,500
TOTAL SF

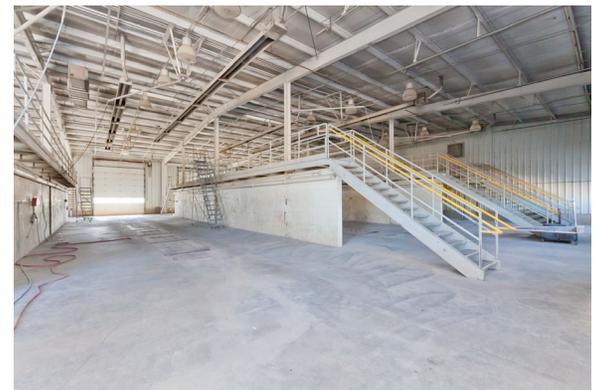
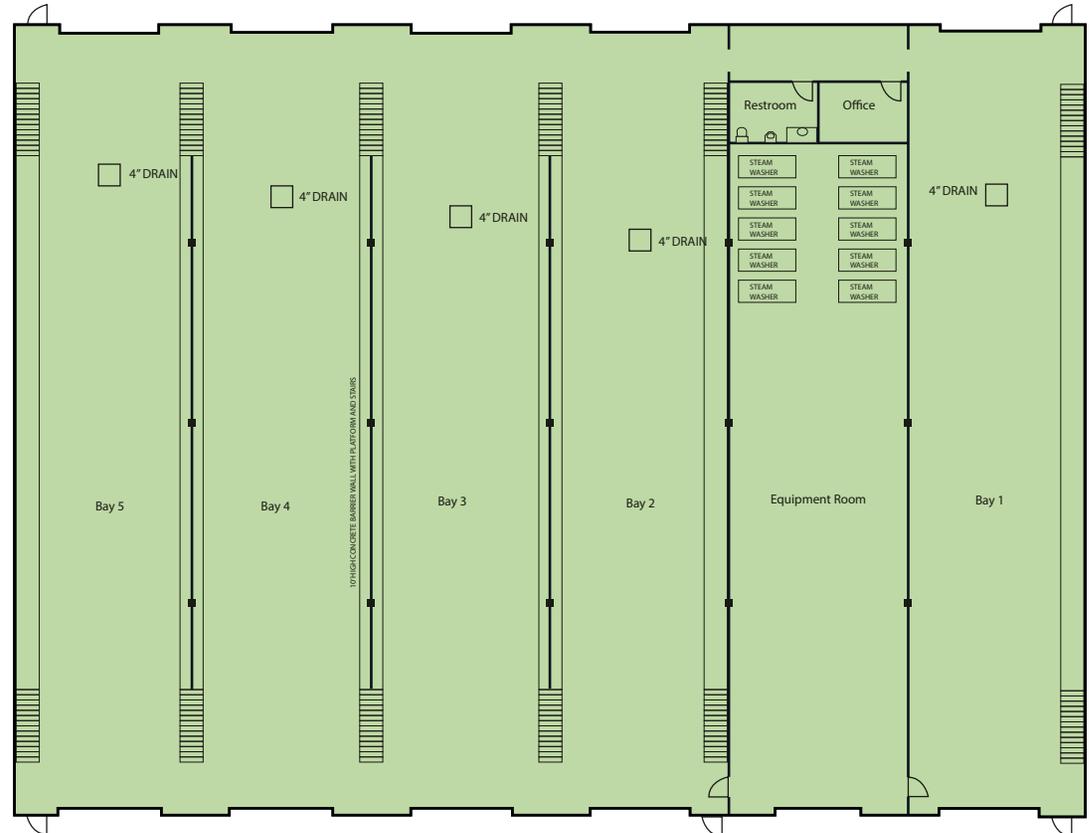
16,500
SF AVAILABLE



Truck wash facility

- 5 wash bays
- 4" floor drains
- Mezzanine walkways
- Small shop office
- 10 overhead doors (20'X18')
- Exterior loading dock

AVAILABLE



BUILDING F

11,144
TOTAL SF

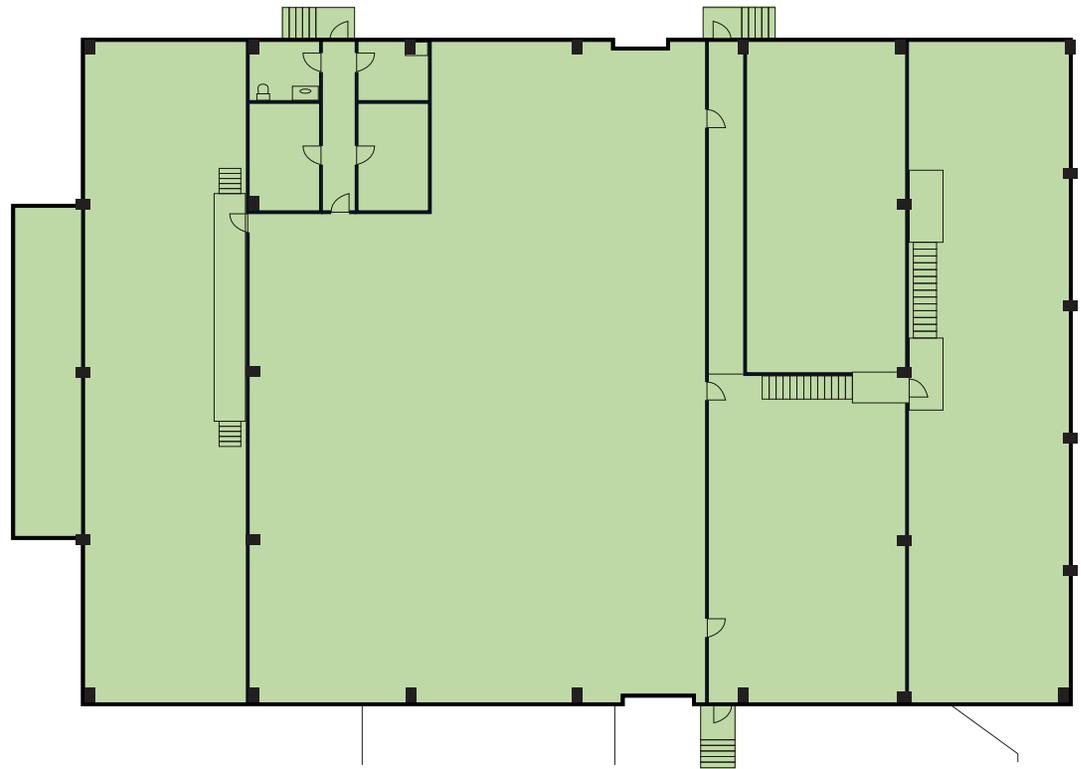
11,144
SF AVAILABLE



Chemical
storage building

- Warehouse with elevated floor
- Two covered drive-thru canopies
- Loading dock, ramp to O/H door

 AVAILABLE



BUILDING G

17,000
TOTAL SF

17,000
SF AVAILABLE

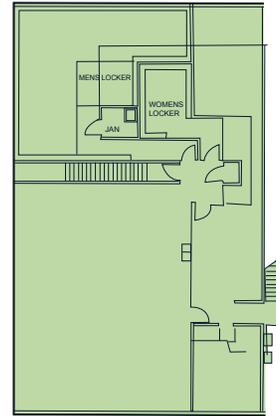


Industrial shop

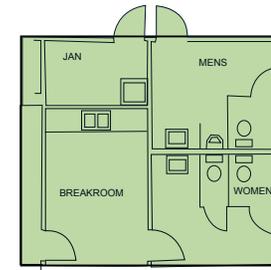


5-ton crane

- Shop
- 5 drive thru bays
- 2 levels of open office space
- 10 overhead doors (24'x20')
- Mezzanine

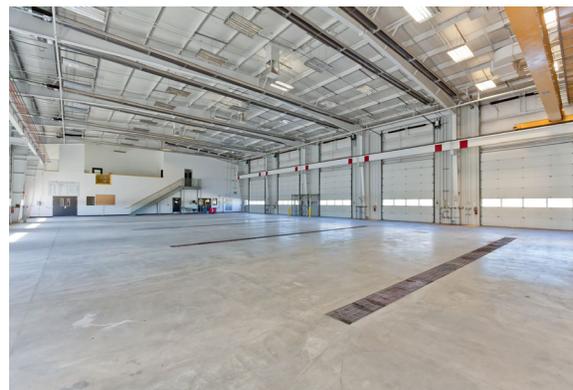
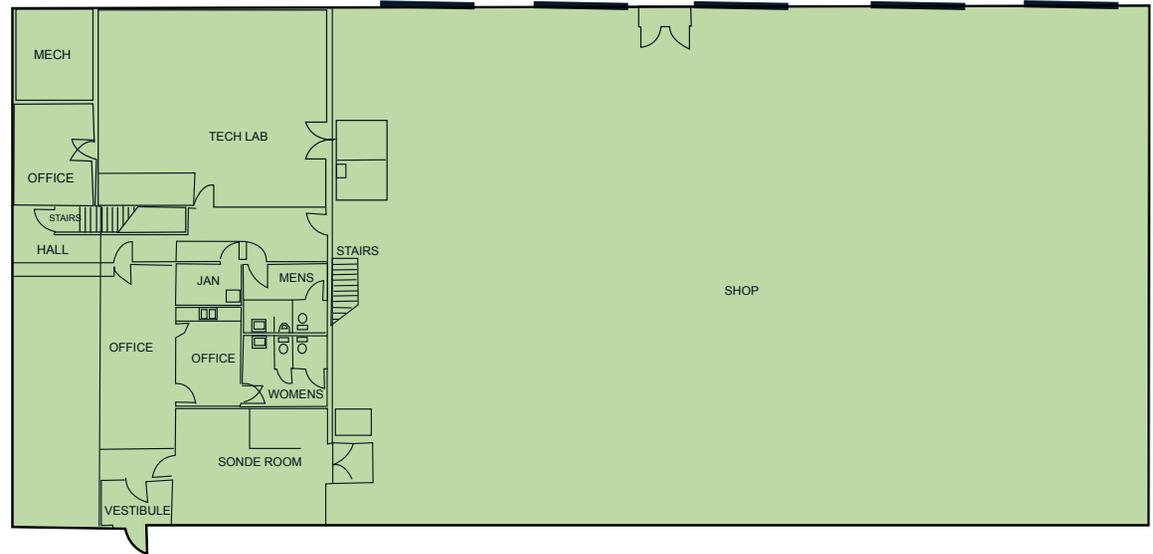


UPPER
LEVEL
OFFICE



UPPER
LEVEL
OFFICE

AVAILABLE





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