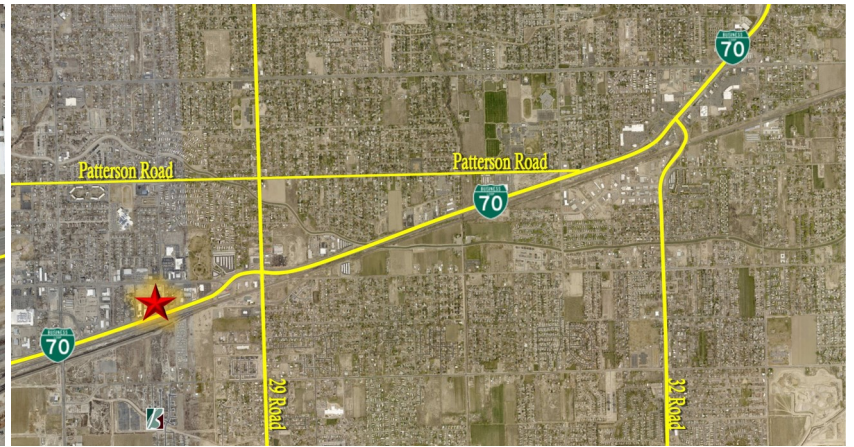


INDUSTRIAL SITE FOR LEASE

2948 I-70 Business Loop | Grand Junction, CO



OVERVIEW:

- Three separate buildings
- Clear span warehouse
- 20-foot overhead doors and a 3-ton bridge crane
- Dozens of furnished, private offices
- Large, secure yard
- Proximity I-70B and North Avenue

TRAFFIC COUNTS:

I-70 BL	East of Property	14,000 VPD
I-70 BL	West of Property	21,000 VPD

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
Current Population	8,598	76,179	110,919
Average HH Income	\$44,480	\$52,362	\$53,297
Total Businesses	382	2,962	4,664

FOR LEASE: \$9.00/SF/Year + NNN

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