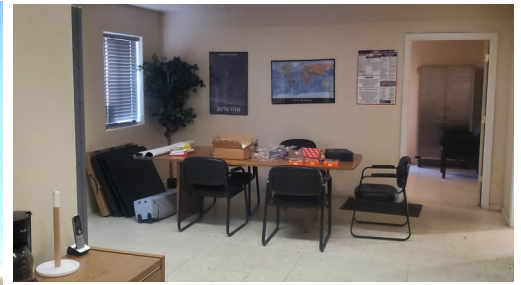


# FOR SALE

1760 Gunnison Avenue | Delta  
Industrial Office/Warehouse



## OVERVIEW:

- 8,188 S/F office warehouse on 7.02 acres
  - 1,188 SF office space includes reception area, 2 offices, conference and break rooms
- 7,000 SF warehouse/manufacturing
  - 18' ceilings, (6) 16' overhead doors, 10 ton Crane and 3 Phase power
- Great access to US Hwy 50 and CO Hwy 92
- Property can be easily subdivided into three parcels
- CBD extract & manufacturing equipment

**OFFERED AT: \$3,500,000**

## TRAFFIC COUNTS:

|            |                  |             |
|------------|------------------|-------------|
| Highway 92 | East of Property | 12,000 AADT |
| Highway 92 | West of Property | 14,000 AADT |

| DEMOGRAPHICS:      | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------|----------|----------|----------|
| Current Population | 3,902    | 9,689    | 11,492   |
| Median HH Income   | \$38,450 | \$43,443 | \$45,244 |
| Total Businesses   | 389      | 581      | 635      |

**Katie Davis | 970.778.5083 | Katie@brayandco.com**

BRAY COMMERCIAL | 1015 N 7<sup>th</sup> Street | Grand Junction, CO 81501 | 970.241.2909

[braycommercial.com](http://braycommercial.com)

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