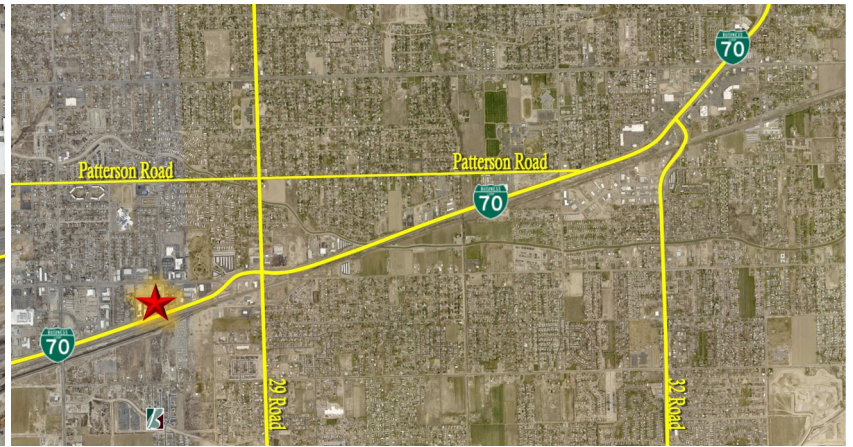


SHOP/OFFICE FOR LEASE

2948 I-70 Business Loop | Grand Junction, CO



OVERVIEW:

- 11,692 SF metal building
- 20-foot overhead doors
- 3-ton bridge crane
- Floor drains
- Large, secure yard
- Proximity I-70 B 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

Brian Bray | 970.986.0446 | Brian@brayandco.com

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.