

INDUSTRIAL SITE FOR SALE

2872 I-70 BUSINESS LOOP
Grand Junction, CO 81501



OVERVIEW:

- 31,000+ SF office/warehouse
- Private offices, breakrooms, showroom, & more
- 4.9-acre fenced parcel offers secure yard space
- Quick access to I-70B and 29 Road

TRAFFIC COUNTS:

I-70	E of 29 Rd	14000	ADT
29 Rd	N of Teller Ave	17000	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	8,117	72,559	111,105
Average HH Income	\$46,838	\$59,151	\$62,247
Businesses	416	2,958	4,770
Daytime Population	9,647	74,945	115,619

FOR SALE: \$2,850,000

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