

# 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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