

FOR SALE

Office & Warehouse

\$1,500,000

688 45 Rd, De Beque,
CO 81630



Katie Davis
970.778.5083
CO FA.100094662



FEATURES

- ✓ 9,780 Heated S/F
- ✓ 2 Stories
- ✓ (6) 14' Auto Overhead Doors
- ✓ 5.71 Acres
- ✓ 3 Offices
- ✓ Year-Around Opportunity
- ✓ Security Fencing
- ✓ 4 Drive-thru Bays
- ✓ Vehicle Service Pit

ABOUT THIS PROPERTY

Incredible investment opportunity with tenant in place. Beautifully well-maintained commercial property that offers a combination of office and warehouse space. Two-story 9,780 heated S/F on 5.71 acres. This property offers automatic security fencing surrounding the property and plenty of power with three phase @225, @480, and @225. The lower level breakroom consists of IT room, an office, and two restrooms. The second level has two offices and a conference room. The warehouse included (6) 14' automatic overhead doors including 4 that are drive-thru. All bay doors have air-lines and one section includes a vehicle service pit along with oil pumping equipment to easily service vehicles. Additionally, the warehouse offers a storage closet, a bathroom with two showers and double sinks, and heating and cooling. Cap rate for this property is 6.8%. Tenant is responsible for all utilities along with a portion of repairs & maintenance and insurance. Lease has 3% annual escalation clause with option to renew for another two-year term.



1015 N. 7th St, Grand Junction, CO 81501 katie@gsdbrokersteam.com

