

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

2469 Highway 6&50 Grand Junction, CO 81505



\$14,000/MO + NNN

- **11,885 SQ FT**
- **0.92 Acre**
- **40+ Parking Spaces**
- **Highway 6&50 Frontage**
- **Loading Dock**

Mike Foster, CCIM | mfooster@cbcwest.com

Coldwell Banker Commercial Prime Properties

Direct: 970-244-6602

Mobile: 970-433-8374

131 N. 6th, St., Suite 200

Grand Junction, CO 81501

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

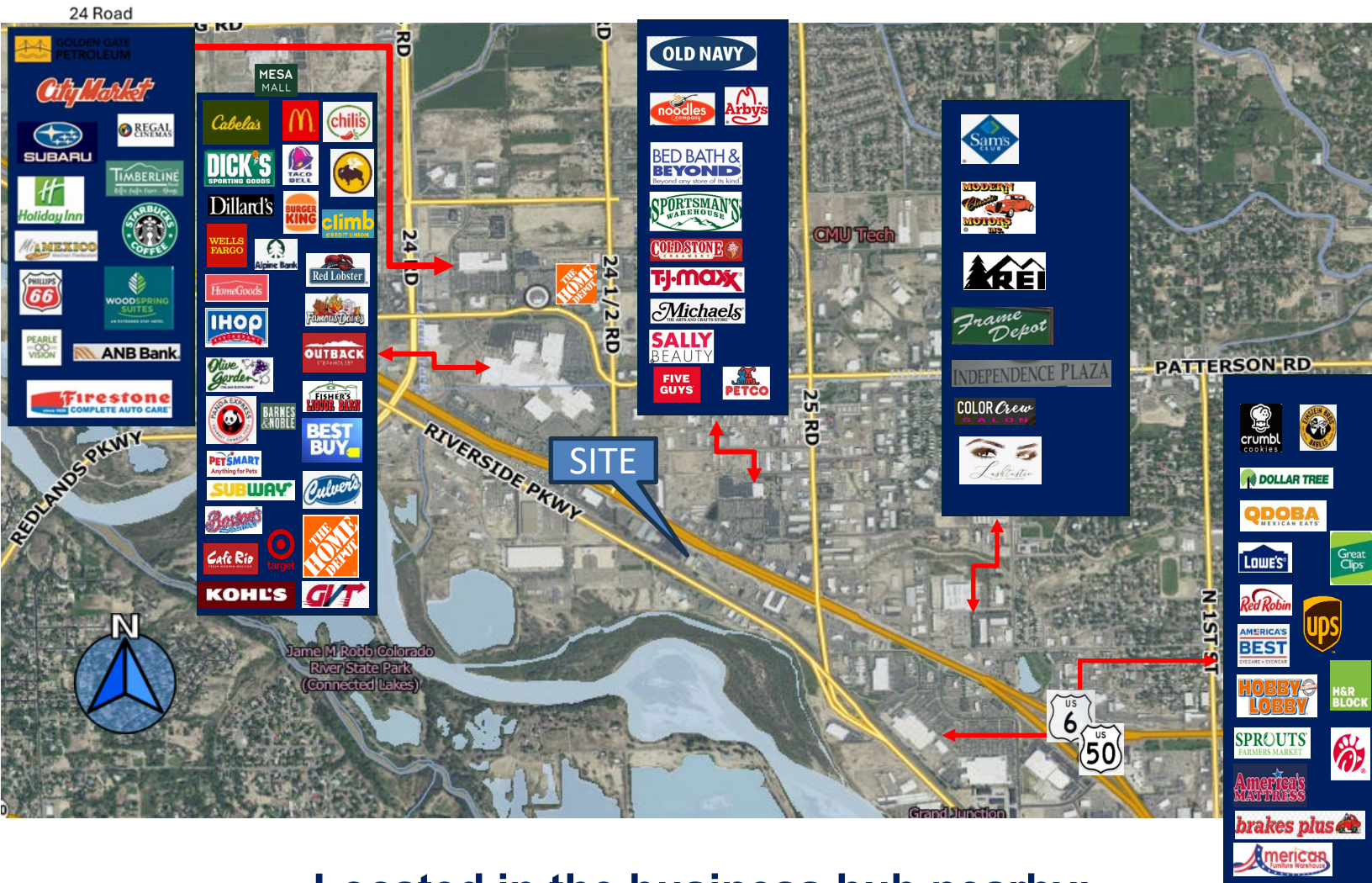
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Located in the business hub nearby:

- 24 Road
- Mesa Mall
- Grand Mesa Center
- Rimrock Marketplace
- Cotton Wood Mall

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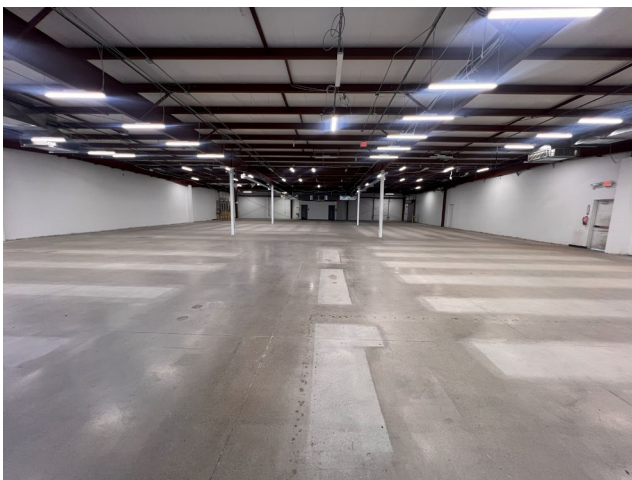
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