FULLY - LEASED INVESTMENT OPPORTUNITY FOR SALE

2328 I-70 Frontage Road Grand Junction, CO

PRICE:	$1,800,000
LOT SIZE:	2.96 Acres
TOTAL BLDG SQFT:	14,600 SF
ZONING	I-1 Industrial

- ☑ Fully Leased
- ☑ Five 14' OH Doors
- ☑ One Dock High door
- ☑ 22' Eve Height
- ☑ Easy access to I-70
- ☑ Paved Parking
- ☑ Fenced Yard
- ☑ High Visible

Mike Foster, CCIM | mfoster@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

FULLY - LEASED INVESTMENT OPPORTUNITY FOR SALE

23 RD

24 RD

SITE

WAGNER

CAT

INTERNATIONAL

MHC

FELLOWSHIP CHURCH

HONNEN EQUIPMENT

INTERSTATE 70

INTERSTATE 70

Canyon View RV Resort

Canyon View Park

23 RD

SEEK OUTSIDE

PURVIS INDUSTRIES

AMERICAN ROOFING SUPPLY

COOPER TIRES

24 RD

Mike Foster

Mobile: 970.433.8374 **Direct:** 970.244.6602

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131 N 6th Street #200 Grand Junction CO 81501

FULLY - LEASED INVESTMENT OPPORTUNITY FOR SALE

COLDWELL BANKER COMMERCIAL PRIME PROPERTIES

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UNITED CENTRAL

INDUSTRIAL SUPPLY®

a SunSource Company

- **Provides mine operators with high quality supplies, regional rebuild and repair services.**
  - **Established in 1974** • **21 US Locations**

Year	Gross Rent/Mo.	Property Tax	Insurance	Net Rent/Mo.	Net Rent/YR
2023	$10,173	$2,715	$300	$7,058	$84,696
2024	$10,478	$2,715	$330	$7,433	$89,196
Renewal Period					
2025	$10,792	$3,000	$350	$7,442	$89,304
2026	$11,116	$3,000	$370	$7,746	$92,952

✓ **Fully Leased**

✓ **Reliable Income Potential**

✓ **Solid Credit Tenants**

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