



2501 Inland Ave., Grand Junction

**INVESTMENT SALE**



- Net Annual Rent: \$80,640
  - 3,960 SF Office
  - 12,840 Warehouse
- 1.06 AC – Security Fenced Yard
- Leased Through 09/30/2027
- Two Five Year Options
- \$1,350,000

All information herein is from sources deemed reliable. However, broker makes no warranties, express or implied, as to the accuracy of the information or to the suitability of this property for the investor.

<p><b>Mike Foster, CCIM   <a href="mailto:mfooster@cbcwest.com">mfooster@cbcwest.com</a></b> Coldwell Banker Commercial Prime Properties</p>	<p><b>Direct:</b> 970-244-6602 <b>Mobile:</b> 970-433-8374</p>	<p>131 N. 6th, St., Suite 200 Grand Junction, CO 81501</p>
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**COLDWELL BANKER  
COMMERCIAL**  
PRIME  
PROPERTIES

2501 Inland Ave., Grand Junction

**INVESTMENT SALE**



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## TENANT PROFILE

### HEADQUARTERS

866.708.0313

2640 North 31st Avenue  
Phoenix, AZ 85009

#### Arizona

866.708.0313

2640 North 31st Avenue, Phoenix, AZ 85009  
901 South Park Avenue, Tucson, AZ 85719  
4850 North Hayfield Draw, Camp Verde, AZ 86322

#### Colorado

877.893.3211

2501 Inland Avenue, Grand Junction, CO 81505

877.893.3211

9052 Yosemite Street, Henderson, CO 80640

#### New Mexico

866.979.5150

800 Candelaria NE, Albuquerque, NM 87107

#### Nevada

866.979.5150

4581 Eaker Street, North Las Vegas, NV 89081

#### Texas

866.979.5150

10925 Marconi Drive, El Paso, TX 79935

**WEST DIRECT OIL**

#### HEADQUARTERS

2640 North 31st Avenue

Phoenix, AZ 85009

T: 866.979.5150

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