



**COLDWELL BANKER
COMMERCIAL**

**PRIME
PROPERTIES
CBCWEST.COM**

2513 Hwy 6 & 50, Grand Junction, CO

FOR LEASE

\$8,000/MO + NNN



- 2,983 SF – QSR Space – Fixtures Included
 - Drive-up Window
- 15 Paved, Off-Street Parking Spaces
 - Landscaped Grounds
- Two Access Points – Front & Rear
 - Hwy 6 & 50 Frontage
- Rimrock Shopping Center Location

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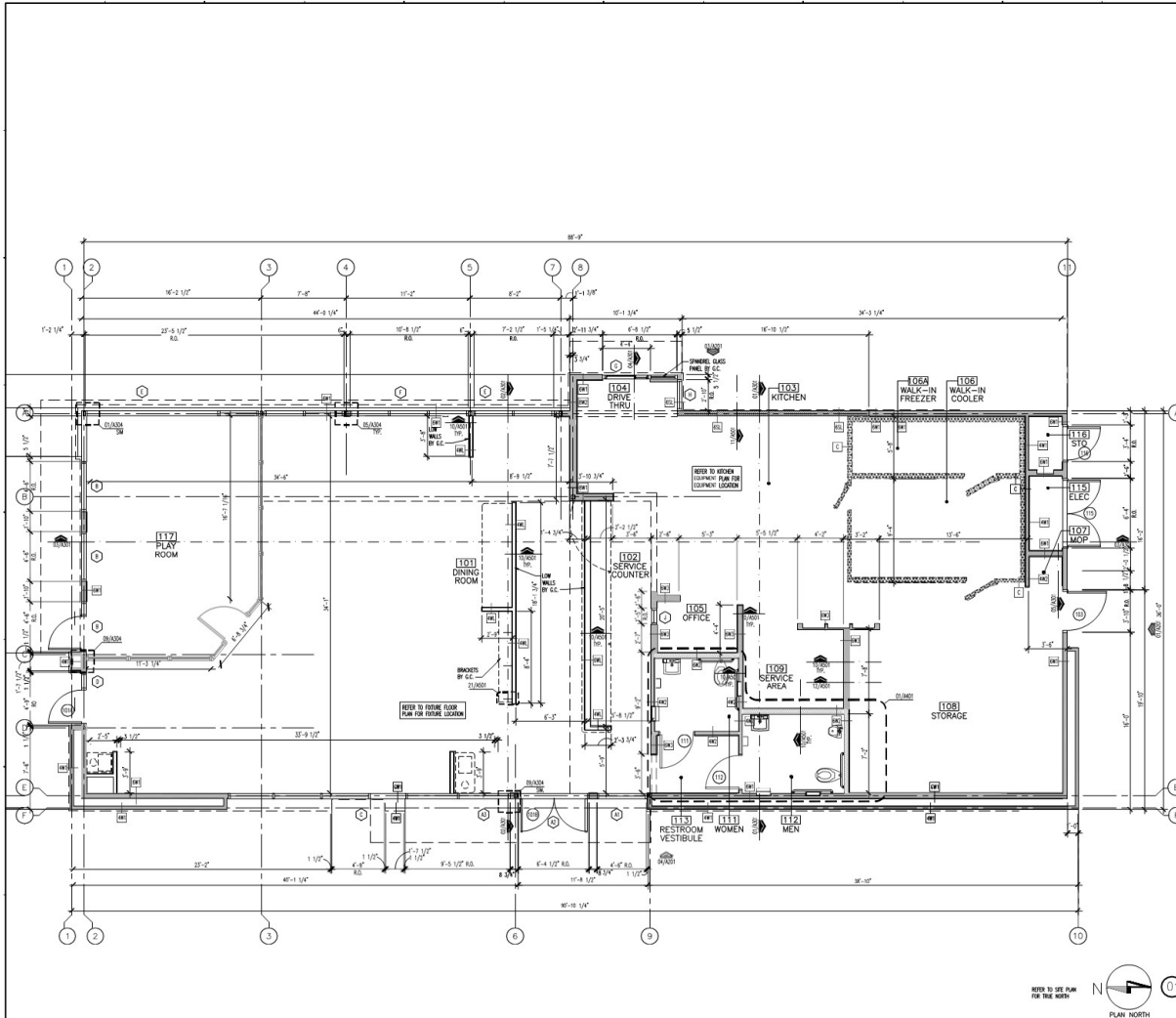
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- GENERAL NOTES:**
1. CONTRACTOR SHALL OBTAIN, READ, AND INTERPRET ALL REQUIREMENTS AS SET FORTH BY THE DESIGN AND CONSTRUCTION SYSTEM. CONSULT WITH OFFICE IN ORDER TO COMPLY WITH THESE PLANS. CONTACT THE ARCHITECT AS SOON AS THE REQUIREMENTS ARE NOTED.
 2. SCHEDULE EQUIPMENT CONTRACTOR TO PROVIDE AND INSTALL EQUIPMENT. REFER TO EQUIPMENT PLAN.
 3. REFER TO SHEET #112 FOR LOCATION OF THE CONDENSERS.
 4. FINISH FLOOR SHALL BE PROVIDED WITH SLOPE FOR DRAINAGE OF ROOMS WITHIN OCCUPANCY CAPACITY IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT OR EXIT ACCESS EXCEPT FOR THE "WALKWAY" INDICATED LINE IS TO PRESENT.
 5. PROPERTY ADDRESS FOR LOCAL AUTHORITY FINANCING JURISDICTION, INSTALLED BY SIA CONTRACTOR UNDER SEPARATE CONTRACT AND SEPARATE PERMIT.
 6. ALL LIGHT INSULATION IN WALLS TO BE R-19 AT ALL EXTERIOR WALLS AND ROOF AS NOTED.
 7. REFER TO KEY PLANS FOR INTERIOR ELEVATIONS KEYS ON INTERIOR ELEVATION SHEETS.
 8. ALL WOOD FINISHING TO BE THE RETAINING TYPICAL.
 9. ALL WOOD FINISHING IN CONTACT WITH THE SLAB SHALL BE PRESSURE TREATED SUGAR PINE TYPICAL.
 10. GC TO PROVIDE BEARING ALL FINISHING IN EXTERIOR WALLS TOP.
 11. ALL DIMENSIONS TO FACE OF STUD. UNLS.
 12. INTERIOR "GLAZED" OR "GLAZED" DIMENSIONS ARE FROM FINISHING.
 13. ALL R.O. DIMENSIONS TO FINISHING. UNLS.

WALL LEGEND:

---	FULL HEIGHT PARTITION
---	FULL HEIGHT PARTITION
---	W/STAIR
---	LOW WALL
---	LOW WALL
---	IF SHALL SMOOTH FACE OR BLOCK WALL ON 4" CONCRETE
---	OR BY SMOOTH BLOCK TOP.
---	FULL HEIGHT PARTITION
---	BY 4" STUDS
---	2"X4 W/ STUD AT 16" O.C. FINISHED AND BEARING WALLS
---	ALL EXTERIOR WALLS SHALL HAVE R-19 BATT INSULATION, TYP.
---	2"X4 W/ STUD AT 16" O.C. WITH WOODS/UNFINED RESTROOM
---	1/2" OPTIMAL BOARD ON RESTROOM SIDE. RESTROOM WALLS SHALL HAVE SOUND INSULATION, TYP.
---	2"X4 WOOD STUD AT 16" O.C. NON-BEARING LOW WALLS
---	WITH 1/2" OPTIMAL BOARD AT EACH SIDE (UNLESS OTHERWISE NOTED)
---	2"X4 W/ STUD AT 16" O.C. FINISHED AND BEARING WALLS
---	ALL EXTERIOR WALLS SHALL HAVE R-19 BATT INSULATION, TYP.
---	2"X4 W/ STUD AT 16" O.C. WITH WOODS/UNFINED RESTROOM
---	1/2" OPTIMAL BOARD ON RESTROOM SIDE. RESTROOM WALLS SHALL HAVE SOUND INSULATION.
---	2"X4 WOOD STUDS AT 16" O.C. - NON-BEARING WALLS
---	WITH 1/2" OPTIMAL BOARD AT EACH SIDE (UNLESS OTHERWISE NOTED)
---	2"X4 WOOD STUD AT 16" O.C. NON-BEARING LOW WALLS
---	WITH 1/2" OPTIMAL BOARD AT EACH SIDE (UNLESS OTHERWISE NOTED)
---	4" W/ STUD AT 16" O.C. FINISHED AND BEARING WALLS
---	ALL EXTERIOR WALLS SHALL HAVE R-19 BATT INSULATION, TYP.
---	WITH 1/2" OPTIMAL BOARD AT INTERIOR SIDE
---	2"X4 W/ STUD AT 16" O.C. WITH 1/2" OPTIMAL BOARD OVER 1/2" FINISHED - BOTH SIDES OF WALL.
---	2"X4 W/ STUD AT 16" O.C. WITH 1/2" OPTIMAL BOARD OVER 1/2" FINISHED - INTERIOR SIDE ONLY.
---	WALL-TO-COOLER WALL REFER TO MANUFACTURER SPECIFICATIONS.
---	* OPTIMAL METAL STUD FINISHING AT INTERIOR WALLS AND COOLER SYSTEMS.

REFER TO SITE PLAN FOR THE NORTH

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PLAN NORTH

FLOOR PLAN

SCALE: 1/8"=1'-0"