

# FOR LEASE



**COLDWELL BANKER  
COMMERCIAL**  
PRIME  
PROPERTIES

## 12045 6300 Road Montrose, CO 81401



## **OFFICE/WAREHOUSE**

- 21,600 SQ FT
- 3.15 Acres - Zoned B-3
- Built 2003
- Two Loading Bays
- \$11.50/SF/YR + NNN

Mike Foster, CCIM | [mfoster@cbcwest.com](mailto:mfoster@cbcwest.com)  
Kelsay Heath | [Kheath@cbcprimeproperties.com](mailto:Kheath@cbcprimeproperties.com)  
John Metcalf | [Jmetcalfrealtor@outlook.com](mailto:Jmetcalfrealtor@outlook.com)

970-244-6602  
970-589-0150  
760-685-4995

131 N. 6th, St., Suite 200  
Grand Junction, CO 81501

**CBCWEST.COM**

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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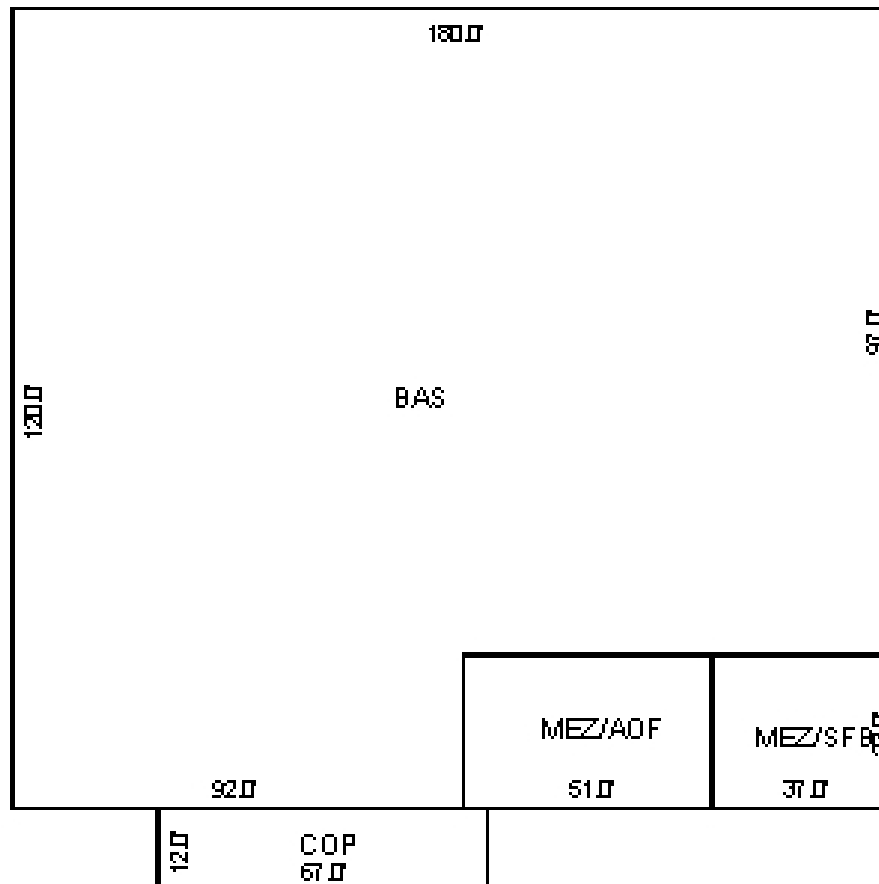


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Sketch by Apex Windows

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