



Office / Retail / Industrial / Warehouse Space

FOR SALE



5,000 sq ft for

\$950,000

- EASY I-70 ACCESS

- 2 UNITS METERED

- OFFICE/WAREHOUSE

- INDUSTRIAL GROWTH AREA

- FULLY LEASED

2388 Leland Ave., GRAND JUNCTION

Prime commercial investment in path of progress! 5,000+ SF office/warehouse on >1 AC fenced yard w/immediate I-70 access. Corporate NNN Lease thru 1/2028 w/ two 5-yr options provides stable income + long-term upside. Zoning allows wide use. 2 units metered separately. Functional mix or office, clear-span warehouse, OH doors, ample power, parking + secure yard for fleet/equipment/storage. Rare large-lot industrial in high-growth corridor-ideal for investors, land-bankers & 1031 exchangers seeking cash flow today + appreciation potential. Showings by appt. only, M-F business hours, listing agent must be present.



CLICK TO SEE DETAILED MLS INFO

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