



**COLDWELL BANKER
COMMERCIAL**

PRIME
PROPERTIES
CBCWEST.COM

1675 Las Colonias Drive

Grand Junction, CO 81501

\$3,400,000



- Riverside Parkway Access
- 1.75 AC – Zoned PD
- Total Upper SF: 2,915
- Total Main SF: 16,600
- Total 19,515 SF



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

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.



**COLDWELL BANKER
COMMERCIAL**

**PRIME
PROPERTIES**
CBCWEST.COM

1675 Las Colonias Drive

Grand Junction, CO 81501

\$3,400,000



Mike Foster, CCIM | mfooster@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

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.



**COLDWELL BANKER
COMMERCIAL**

PRIME
PROPERTIES
CBCWEST.COM

1675 Las Colonias Drive

FOR SALE



- YOC: 2020
- Central Air – Forced Air Gas
- Steel Frame – Metal Walls & Roof
- Loading Platform

Mike Foster, CCIM | mfooster@cbcwest.com
Coldwell Banker Commercial Prime Properties

Direct: 970-244-6602
Mobile: 970-433-8374

131 N. 6th, St., Suite 2 00
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.



WAREHOUSE STORAGE
±4,600 SF
FF=4581.50

MANUFACTURE BUILDING
±12,000 SF
FF=4581.50

LAS COLONIAS DRIVE

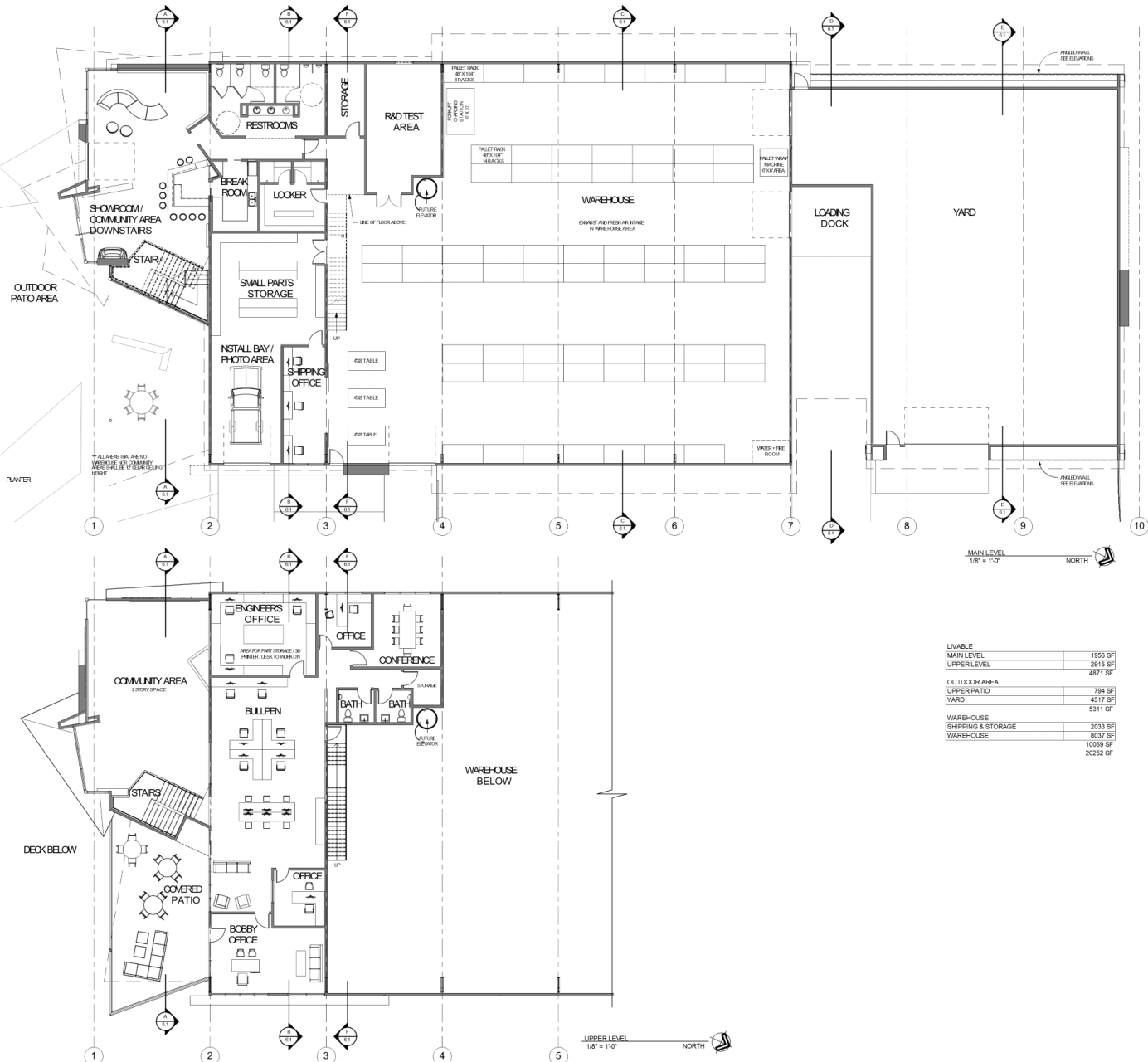
LAS COLONIAS LANDING

SECTION MARKERS: A, B, C, D

LEGEND: A — TYPICAL SECTIONS DEPICTED ON SHEET C-3



1675 Las Colonias Drive



ROCKYMOUNT

S
RIVERFRONT AT LAS
COLONIAS GRAND JUNCTION

SOLO WAY
DESIGNS INC
ARCHITECTURE + INTERIORS

7266 N. La Onda Blvd.
Scottsdale, Arizona 85244
520.219.6352
www.solowaydesigns.com



FLOOR PLANS -
1/8" SCALE

DATE: 05/20/19
DWN: S.K.P.
CHK: M.A.S.
JOB#: 518-368

3.1