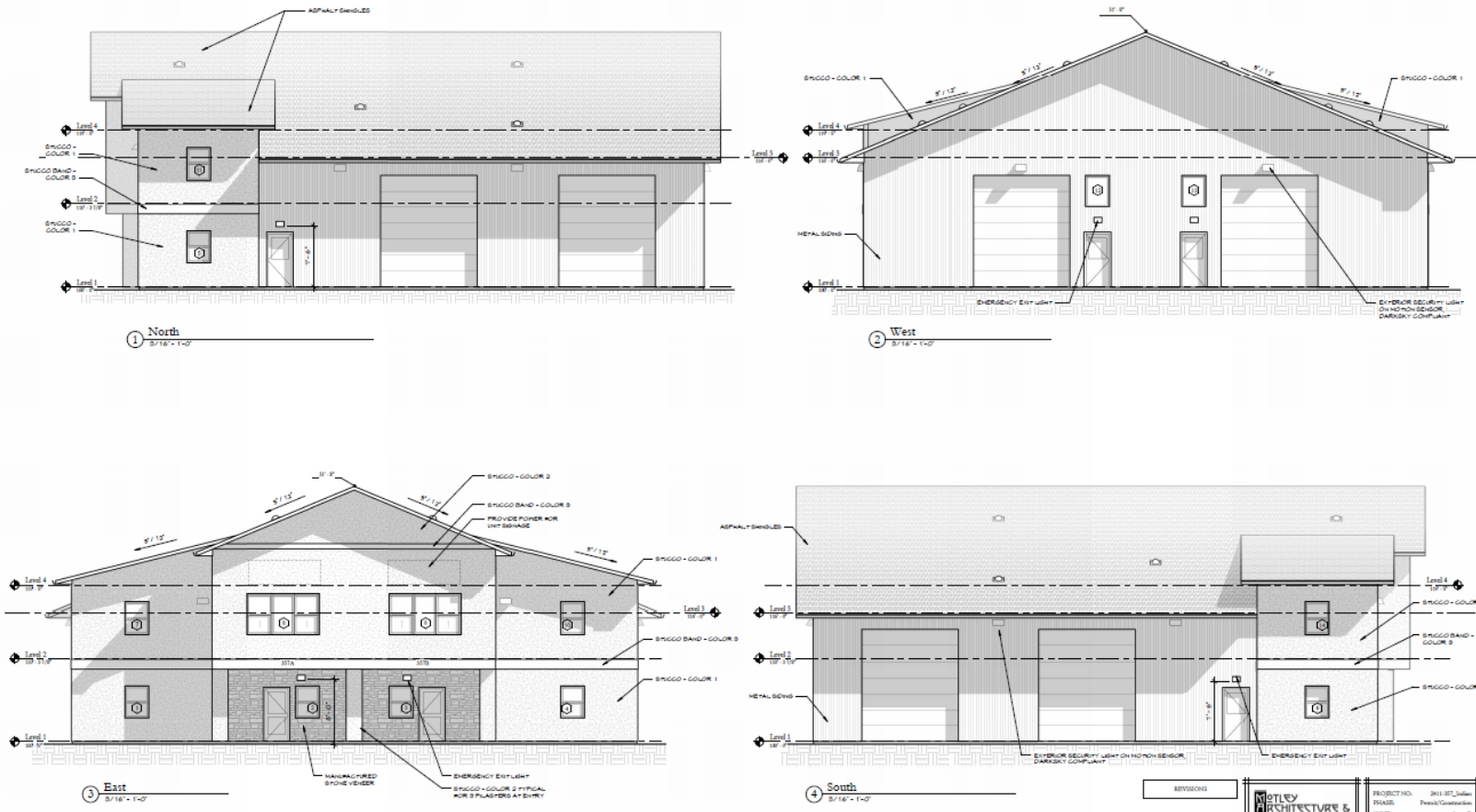


357 Indian Road Office/Warehouse Units

\$3,900/MO + NNN/Unit



Construction to be complete by May 2026

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

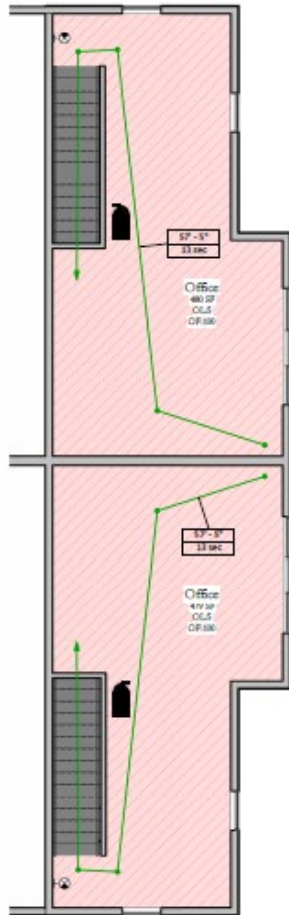
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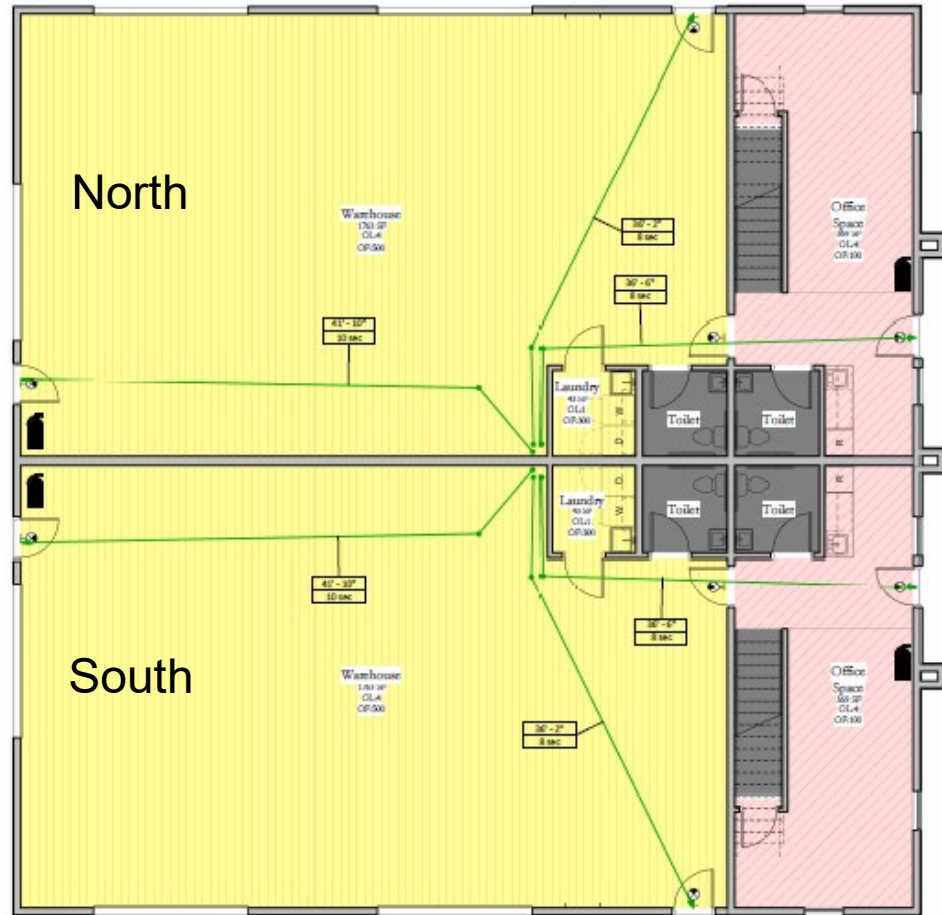
**COLDWELL BANKER
COMMERCIAL**
**PRIME
PROPERTIES**

North Unit: Office 369(lower) + 480(upper) = 849 SF Offices
Warehouse 1,763 SF **2,612 Total SF**

South Unit: Office 369(lower) + 479(upper) = 848 SF Offices
Warehouse 1,763 SF **2,611 Total SF**



② Code Plan - Upper Level
5/16" = 1'-0"



① Code Plan - Main Level
5/16" = 1'-0"

Occupancy Legend

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Coldwell Banker Commercial Prime Properties

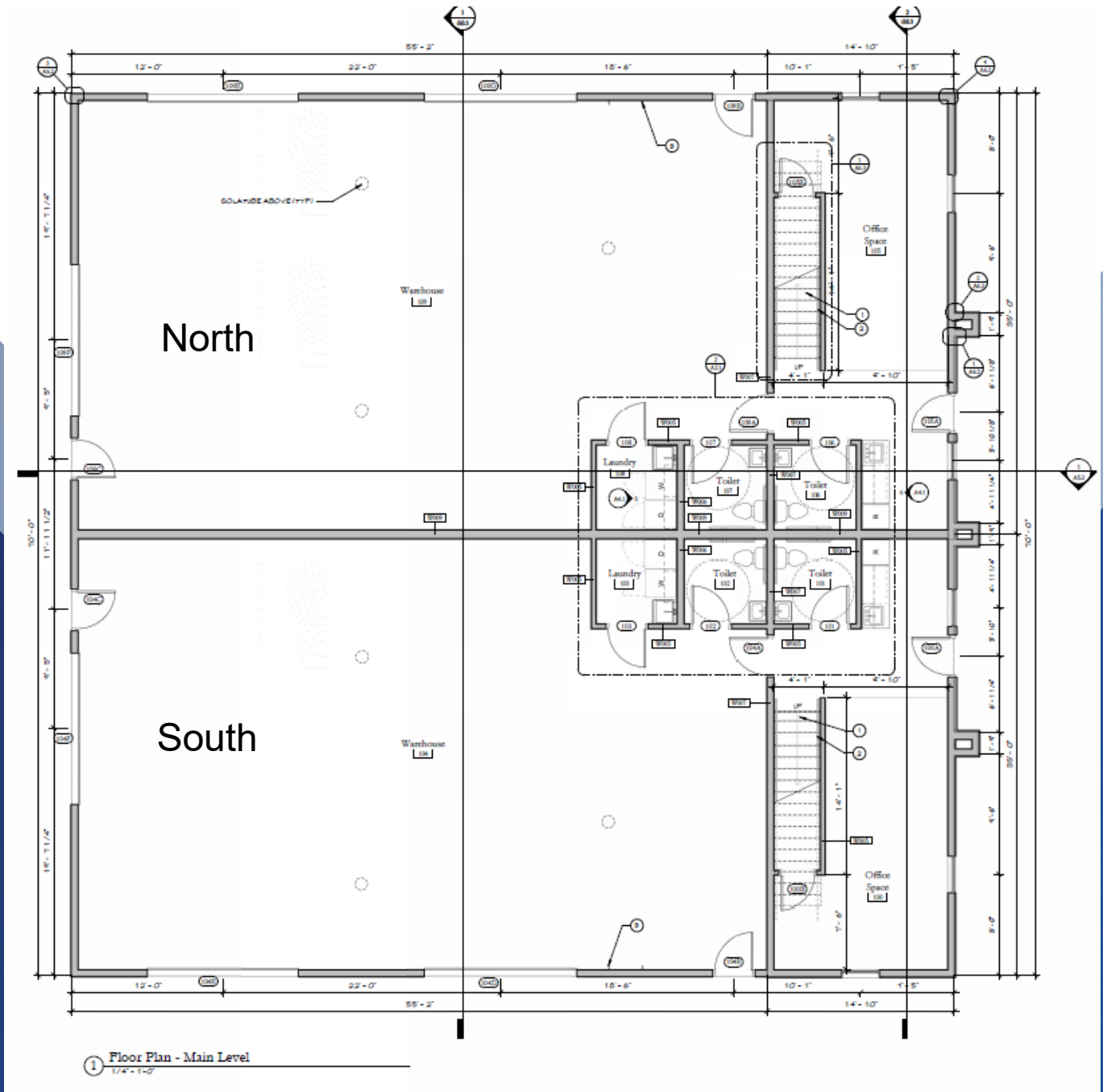
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FLOOR PLAN



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.92 Acres Zoned I-1 (Light Industrial)



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