

**FOR LEASE**



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

**2469 Highway 6&50 Grand Junction, CO 81505**



**\$14,000/MO + NNN**

- **11,885 SQ FT**
- **0.92 Acre**
- **Plentiful Parking**
- **Highway 6&50 Frontage**
- **Loading Dock**

**Mike Foster, CCIM | [mfoster@cbcwest.com](mailto: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**

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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Located in the business hub nearby:

- 24 Road
- Mesa Mall
- Grand Mesa Center
- Rimrock Marketplace
- Cotton Wood Mall

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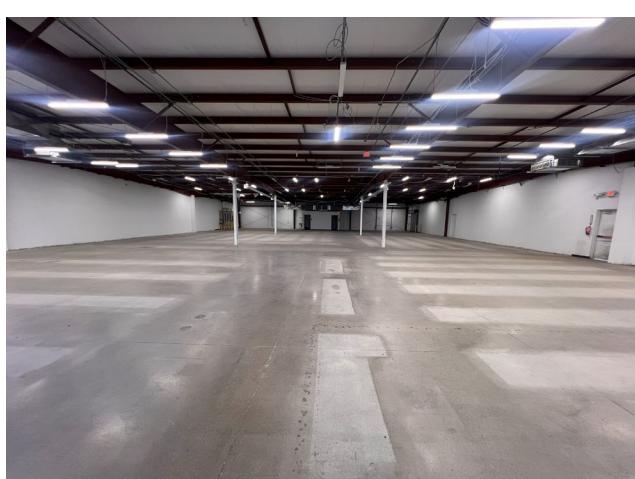
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