

1675

Las Colonias Drive
GRAND JUNCTION, COLORADO 81501



COLDWELL BANKER
COMMERCIAL
PRIME
PROPERTIES

FOR LEASE

AVAILABLE NOW



1675 Las Colonias Drive

Class A flex · warehouse, manufacturing, office & deck · Grand Junction, Colorado

19,915 SF

TOTAL BUILDING

\$24,000

PER MONTH + NNN

\$14.46 / SF

PER YEAR · NNN

1.77 AC

LOT · ZONED PD



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COMMERCIAL
PRIME
PROPERTIES

LISTED BY

Mike Foster, CCIM · Kelsay Heath

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OFFICE

Coldwell Banker Commercial

Prime Properties

131 N. 6th Street, Suite 200

Grand Junction, CO 81501

CBCWEST.COM

PROPERTY HIGHLIGHTS

Why 1675 Las Colonias.

Class A turnkey flex on the Colorado River corridor — built 2020, available immediately.



SUBMARKET POSITION

Among the only Class A flex buildings on Grand Junction's riverfront — pairing high-bay manufacturing capacity with a finished office suite, private deck, and active-living amenities at the door.

1

Brand-new 2020 build —zero deferred CapEx

Purpose-built five years ago for premium-brand manufacturer RockyMounts. Modern systems, polished concrete, NFPA-13 sprinklered, ready for immediate occupancy.

2

24" of eave height with 3-Phase power

12,000 SF of column-free production space, plus a separate 4,600 SF storage building at 12'-6" to the eave. 600A 208Y/120V 3-phase power, three overhead doors, a dedicated dock, and a 15,266 SF gravel truck-turning yard — a rare combination on the riverfront.

3

Lifestyle Amenities Nearby

The Eddy Apartments, Las Colonias RV Resort, and Riverfront Trail sit immediately across Las Colonias Landing — a recruiting and lifestyle.

4

Refined 2,915 SF office suite + private deck

Floor-to-ceiling glass, conference room, kitchenette, full bath group, and a deck overlooking the lake and Bookcliffs. Recruit on the view.

5

Riverside Parkway frontage & arterial access

Direct entry to Grand Junction's primary east-west arterial. 4 min downtown, 6 min I-70, 8 min Regional Airport (GJT).

6

\$14.46 / SF / Yr NNN — Turnkey

\$24,000 / month. Negotiable term. Turn-key and Move-in ready.

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PROPERTY OVERVIEW

A signature riverfront address at **Las Colonias Park.**

Purpose-built, 2020 flex building · warehouse, manufacturing, office & expansive view deck

A purpose-built, 2020 Class A flex building on Las Colonias Park — pairing a 12,000 SF clear-span manufacturing floor with a refined 2,915 SF upper-floor office, a 4,600 SF storage building, and a private deck above the pond. Turnkey. Available immediately.

Three overhead doors, a dedicated loading platform, and steel-frame, fully-sprinklered construction support distribution, light manufacturing, R&D, showroom, and hybrid creative users on day one. The upper level delivers an open bullpen, private offices, conference room, kitchenette, and full bath group — opening to a deck with sweeping views of the Bookcliffs and the Colorado River corridor.

SUITED FOR

Eight sample use types

01 Light Manufacturing	02 Distribution	03 Warehouse	04 R&D
05 Showroom	06 Office HQ	07 Studio & Creative	08 Flex / Hybrid

LEASE RATE

\$24,000 /mo
+ NNN

ANNUAL RATE **\$14.76 / SF**

TERM **Negotiable**

AVAILABILITY **Immediate**

AT A GLANCE (all figures approx.)

TOTAL BUILDING
19,915 SF

MANUFACTURING
12,000 SF · 24' Eave Height

STORAGE BUILDING
4,600 SF · 12'-6" Eave Height

OFFICE & DECK
2,915 SF · 2nd Floor office + DECK

LOT · CONSTRUCTION
1.77 acres · 2020 Build · Sprinklered

POWER
600 amps · 208Y/120V · 3-Phase

LOADING
3 OH Doors · Dock · 15,266 SF Yard



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FIRST FLOOR

Warehouse & manufacturing.

Clear-span steel frame · high ceilings · three overhead doors · dedicated private loading platform

24" / 12'6"

Feet to eaves in the Mfg /
Storage areas

12,000 / 4,600

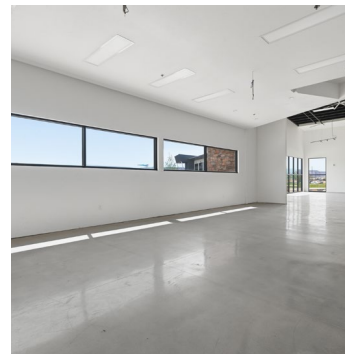
Mfg + Storage SF

600 Amps

208Y/120V · 3-Phase Power

3 + 1

OH Doors · Loading Dock



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SECOND FLOOR

Office, kitchenette & private deck.

Light-filled office suite with floor-to-ceiling glass and an outdoor deck above the lake.

2,915 SF

Refined Suite + over 400 SF of expansive deck

Bullpen

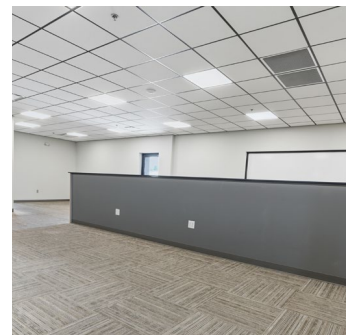
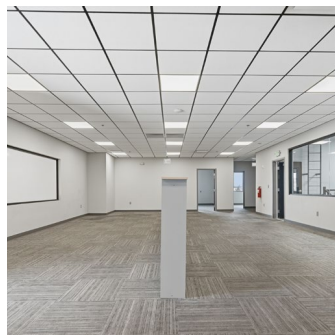
Open + Private Offices

Conference

Kitchenette · Bath Group

Outdoor

Private Deck



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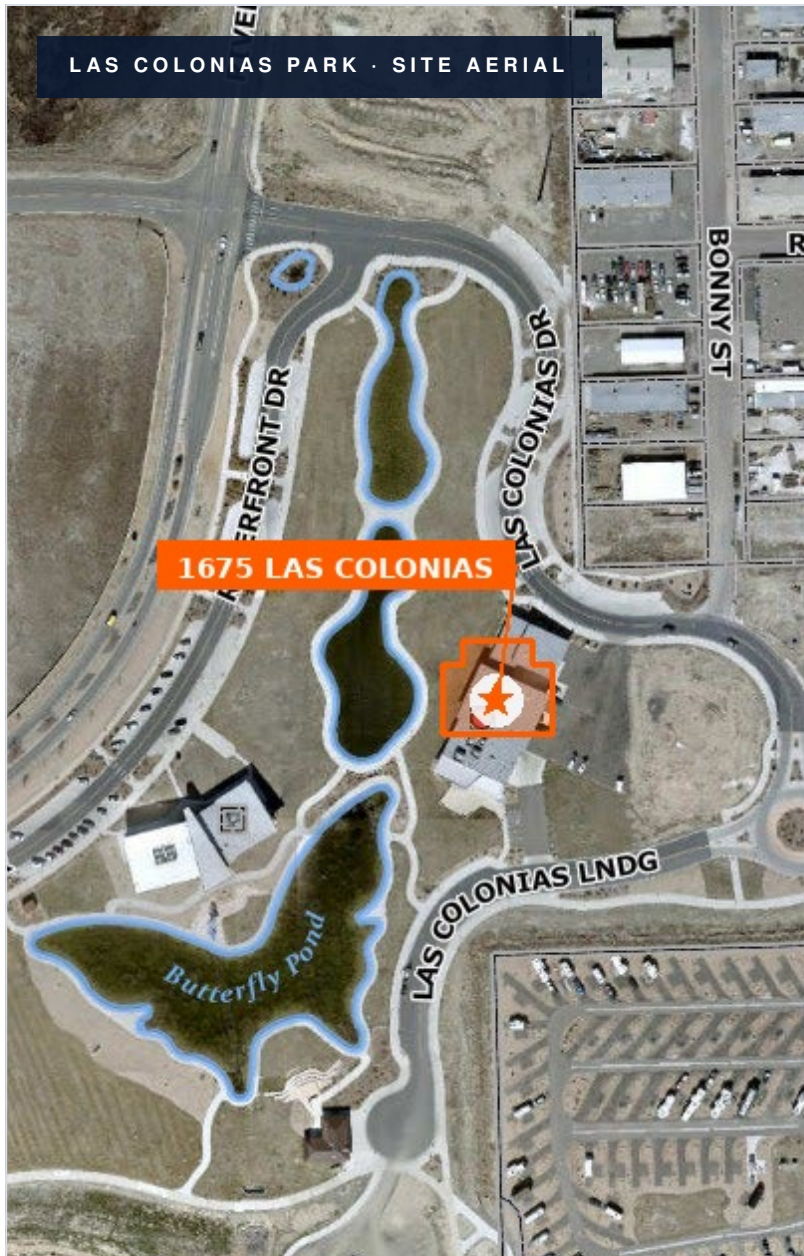
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LOCATION

In the heart of Las Colonias Park.

Direct Riverside Parkway access · minutes from downtown Grand Junction · on Colorado's Riverfront Trail



DRIVE TIMES

Downtown Grand Junction	4 MIN
I-70 · Horizon Dr	6 MIN
Regional Airport (GJT)	8 MIN
Colorado Mesa University	7 MIN
St. Mary's Medical Center	5 MIN

SUBMARKET PROFILE

~75K Population, City	~155K Mesa County
~75K Labor Force	I-70 Direct Interchange

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DRAWINGS · 01 OF 02

Site plan.

1.77-acre lot · manufacture building & warehouse storage · bordered by Las Colonias Drive & Las Colonias Landing

1.77

ACRES

TOTAL LOT · 77,133 SF

15,266

SQ FT

GRAVEL TRUCK YARD

17

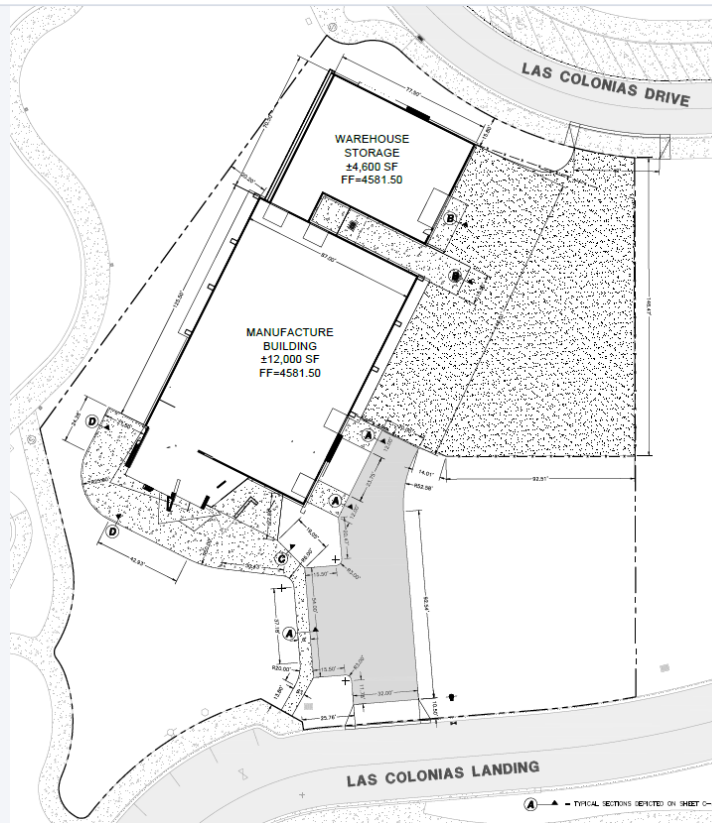
STALLS

PARKING

PD

ZONING

PLANNED
DEVELOPMENT



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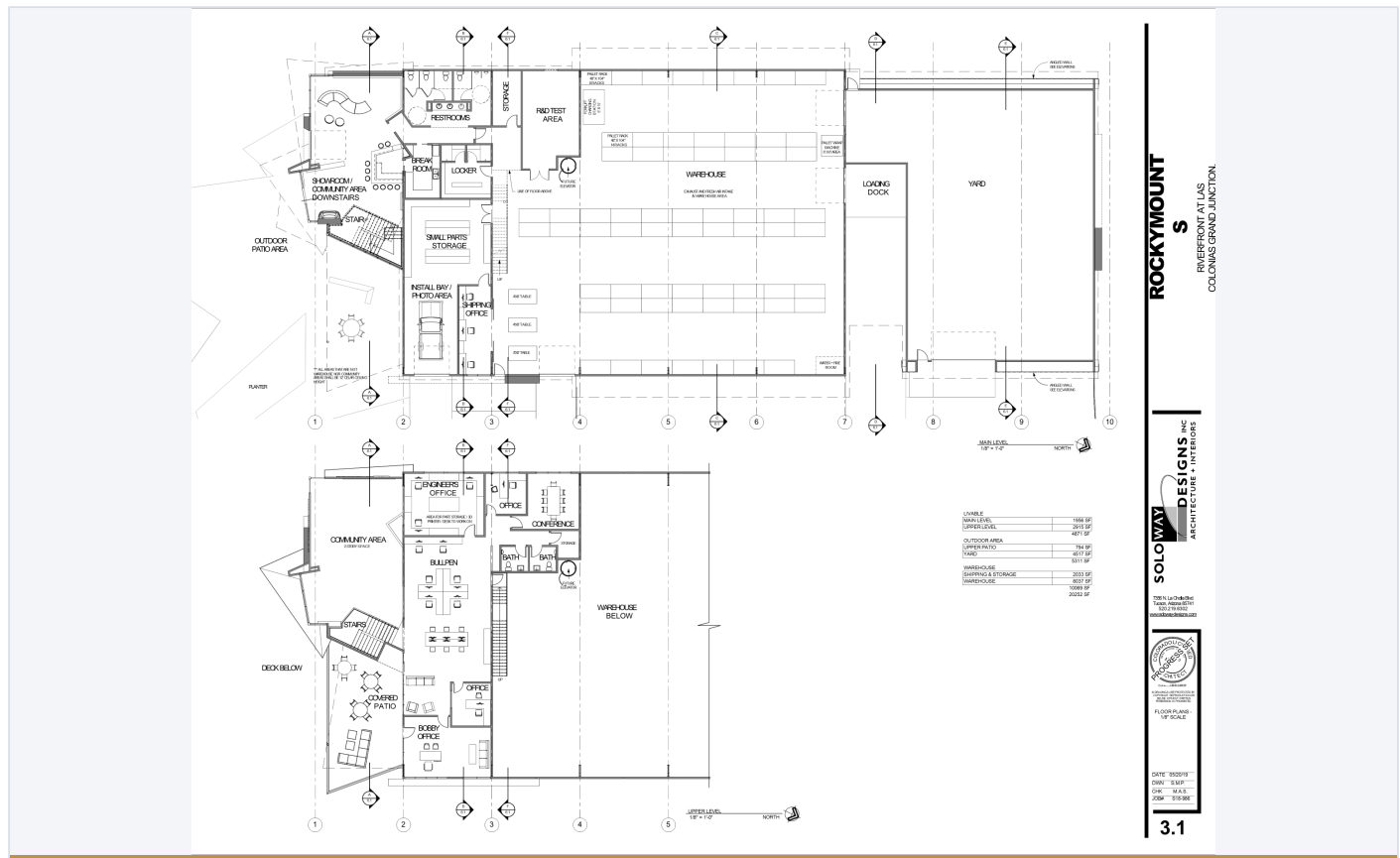
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DRAWINGS · 02 OF 02

Floor plan.

Main level & upper level layouts · warehouse, R&D, install bay, office, conference, kitchenette & deck

<h2>24'</h2> <p>EAVE HEIGHT · MFG</p> <p>12,000 SF</p>	<h2>12'6"</h2> <p>EAVE HEIGHT · STORAGE</p> <p>4,600 SF</p>	<h2>2,915</h2> <p>SQ FT</p> <p>UPPER OFFICE + DECK</p>	<h2>3 + 1</h2> <p>OH DOORS / DOCK</p> <p>LOADING</p>
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EXCLUSIVELY LISTED BY

Schedule a private tour.

Grand Junction's commercial real estate team — with deep flex & industrial bench strength.



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DEAL ECONOMICS · ESTIMATED

\$24,000

BASE RENT / MONTH

\$14.46

BASE RENT / SF / YR

~\$5.02

EST. NNN / SF / YR

~\$19.48

TOTAL OCCUPANCY / SF / YR

Tour by appointment.

Available immediately. Scan to email a tour request, or call Mike direct at **970.244.6602**. Full property package, plans, and operating expense detail available on request.



TOUR REQUEST

DISCLAIMER & PHOTO CREDITS

Information herein is from sources we believe reliable but is not warranted. Square footage, dimensions, clear height, eave height, lot area, and operating expense figures are approximate; tenant to verify all measurements, zoning compliance, and intended use. NNN is broker estimate only and subject to actual landlord pass-throughs. Renderings, plans, and aerial photography © building owner / listing broker. Architectural plans by Soloway Designs Inc. (Tucson, AZ); civil engineering by Austin Civil Group, Inc. (Grand Junction, CO). All offers and inquiries to be presented to and through Coldwell Banker Commercial Prime Properties.

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