

De Beque, CO | 2180 I-70 Frontage Rd

Location	2180 I-70 Frontage Rd, De Beque, CO 81630 Mesa
Parcel ID	County APN 2445-342-01-002
Zoning	Service Commercial ("SC"; Town of De Beque)
Current Owner	PWD De Beque, LLC
Improvements *	Two Buildings Constructed in 2007 (14k total SF)* 1) 5,600 SF 2-bay Shop 5-Ton Crane & Office 2) 8,400 SF 4-Bay Shop 5&7-Ton Cranes
Adjacent Development	Construction commenced on new TA with attached Starbucks in Oct-25. Project will be completed and open for business in 2026-Q4.

* Both buildings are leased to local tenants with leases expiring in Dec-26 and rolling to MTM



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

Mike Foster, CCIM

Main: 970-244-6602 Mobile: 970-433-8374
131 N. 6th Street, Suite 200, Grand Junction, CO 81501
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Industrial Building (8,400 SF)

- 8,400 SF with six(6) overhead doors
- 7.5 ton bridge crane and 5 ton bridge crane
- Covered outside wash bay
- Total property is 4.15 acres, fenced, leveled, graveled yard.
- Visible and accessible from I-70. Adjacent to new TravelCenters of America (TA Express) 9,000 SF facility opening in Q4-2026



Images of Industrial Building (8,400 SF)



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Office and Shop Building (5,600 SF)

- 3,200 SF office space on two levels
- 2,400 SF shop with four (4) overhead doors
- 5 ton bridge crane
- Can accommodate reception, private offices, conference room
- Total property is 4.15 acres, fenced, leveled, graveled yard.
- Visible and accessible from I-70. Adjacent to new TravelCenters of America (TA Express) 9,000 SF facility opening in Q4-2026

Images of Office and Shop Building (5,600 SF)



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Construction Progress Image (April 21, 2026)



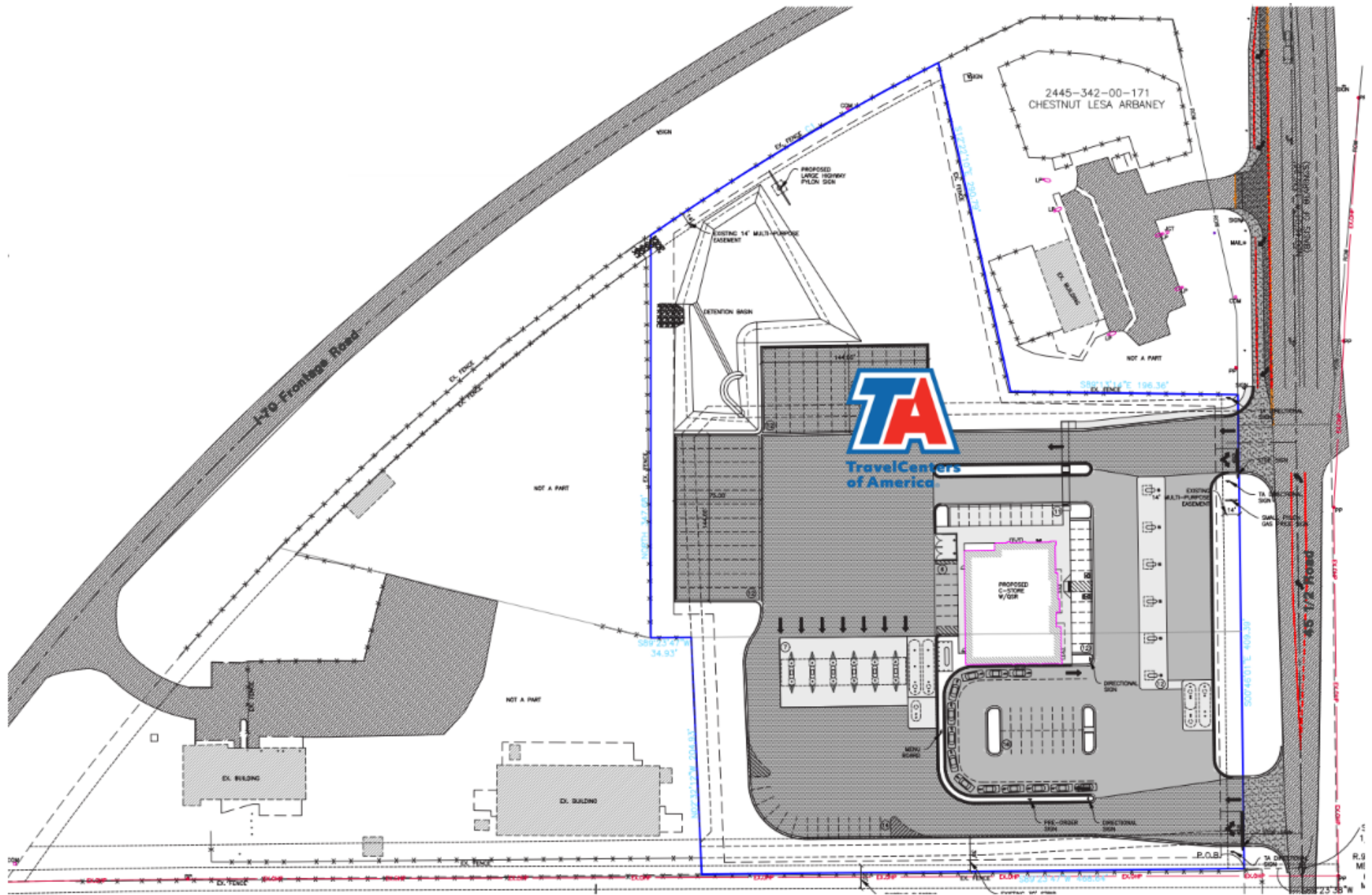
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Site Development Plan | TA Express (i.e. TravelCenters of America)



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