

# De Beque, CO | 2180 I-70 Frontage Rd

# \$2,800,000

|                      |                                                                                                                                           |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Location             | 2180 I-70 Frontage Rd, De Beque, CO 81630                                                                                                 |
| Parcel ID            | Mesa 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)*<br>1) 5,600 SF 2-bay Shop 5-Ton Crane & Office<br>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**

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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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