

10.69 ACRES INDUSTRIAL LAND FOR SALE

849 21 1/2 RD, GRAND JUNCTION, CO

FOR MORE INFORMATION, CONTACT

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Zoning: I-1 Light Industrial (fabrication, manufacturing, outdoor storage...)

Total Area: 10.69 acres – 465,656 square feet

Shape: 1029'x488 except northwest corner 0.86 acres

Topo: Level

Frontage: 21 1/2 Rd. 334' and H 1/2 Rd. 788'

Utilities: Electric – Grand Valley Power
Gas – Xcel
Water – Ute
Sewer – City of Grand Junction

Remarks: Located north of Job Site. Neighboring owners and tenants include USA Trucking, WEIR Energy, Jobsite, Inc. and Excel Fire Protection. Existing house on property.

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