

INDUSTRIAL WAREHOUSE WITH YARD - FOR SUBLEASE

711 6TH STREET

GRAND JUNCTION, CO 81501

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



INDUSTRIAL WAREHOUSE WITH YARD

LISTING DATA

BUILDING SIZE:	±17,276 SF
OFFICE SIZE:	±2,552 SF
SITE SIZE:	±3.79 AC
CLEAR HEIGHT:	14'
ZONING:	I-1
AVAILABLE:	TBD
SUBLEASE EXPIRATION:	January 31, 2026
SUBLEASE RATE:	\$4/SF NNN
EXPENSES:	TBD (2024)



FOR MORE INFORMATION CONTACT:

MATT BURGNER

Principal

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C 303.902.9983

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IMAGES



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AERIAL



HIGHLIGHTS

- Six (6) ground level doors
- 3 phase power
- Fully sprinklered
- Dedicated Will-Call Area
- Yard

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