

FOR LEASE

784 Valley Court #C2 | Grand Junction

Industrial Flex Space



OVERVIEW:

- 1,357 SF office/warehouse for lease - 425 SF office space & 932 SF warehouse/shop
- Great location, good access to Hwy 6&50 and I-70
- 2 private offices & shower in restroom
- Shop has 12' overhead door
- Paved, off street parking

TRAFFIC COUNTS:

Highway 6&50 NW of 22 Road 31,085 VPD
22 Road: N of Hwy 6&50 8,320 VPD

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Current Population	433	11,436	39,464
Daytime Population	2,137	14,457	41,406
Total Businesses	124	589	1,884
Average HH Income	\$113,975	\$100,699	\$84,416

OFFERED AT: \$14.15/SF Gross

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