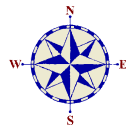


RIVERBRIDGE INDUSTRIAL

4695 Hwy 6 & 24, DeBeque, CO 81630

For Sale



Property Details

- **Specifically Designed for Industrial Use**
- Two Miles East of DeBeque, CO
- Located along the I-70 Oil & Gas Corridor
- Pressurized Well Water Available
- 3 Phase Power Available
- Septic Systems Permitted
- 1832' ft parallel to Railroad- Access Possible
- Phone Service Available
- Direct Access to Hwy 6 & 24
- Just Two Miles to Access I-70
- 35 Miles From Grand Junction, CO
- **Special Deal: 10 Acres For Sale @ \$550,000**
- 50 Acres For Sale @ \$5,445,000

Contact Information :

Theresa Englbrecht
tenglbrecht@cbcworldwide.com
Phone : (970) 244-6655

All information herein is from sources deemed reliable, however, broker makes no warranties, express or implied as to the accuracy of the information or to the suitability of this property for the investor.



www.CBCWorldwide.com

www.grandjunctioncommercial.com

550 Patterson Rd., Ste., B
Grand Junction, CO 81506
(970) 243-7375

RIVERBRIDGE INDUSTRIAL

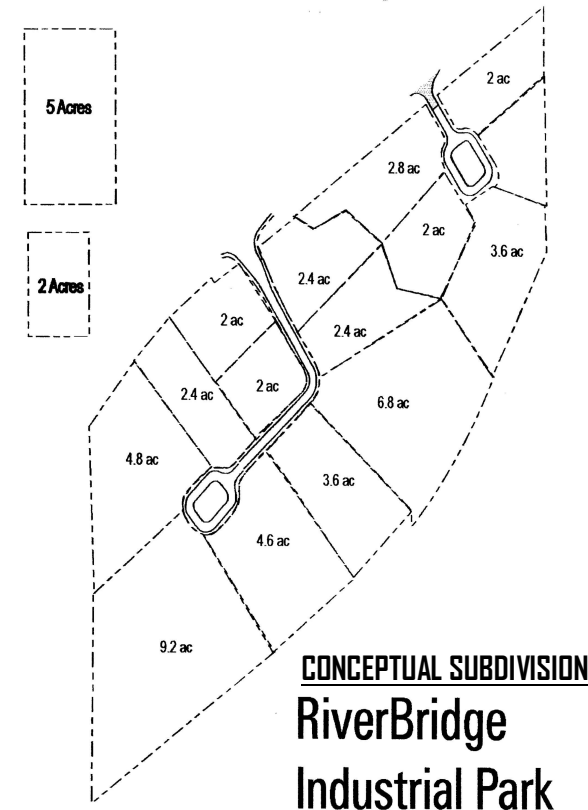
4695 Hwy 6 & 24, DeBeque, CO 81630

For Sale

RIVERBRIDGE INDUSTRIAL PARK

A 55 Acre Industrial Park for Sale, Lease, or Lease Purchase in 2 acre and larger sites.

- 2 Miles East of the I-70 De Beque Exit
- Access on Highway 6 & 24
- 3 Phase Power Available
- Well Water Available
- Septic Tank Permitted
- Phone Service Available
- Compatible Neighbors



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COLDWELL BANKER COMMERCIAL
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