

# BANK-OWNED OFFICE/WAREHOUSE FOR SALE

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*826 North Crest Drive,  
Grand Junction, CO*

### MESA COUNTY DEMOGRAPHICS

	2000	2007
Population	116,255	135,082
Households	45,823	54,459
Average HH Income	\$46,561	\$48,871

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

### Edge Commercial Properties

For More Information,  
Please Contact:

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edgecommercialproperties.com

- ▶ 16,000 SF building consists of 4 individual suites, approximately 4,000 SF each
- ▶ Shop/warehouse space and 14' rear warehouse door in each suite
- ▶ Brand new construction
- ▶ Attractive stucco/brick exterior with front side balconies
- ▶ Ample parking and access

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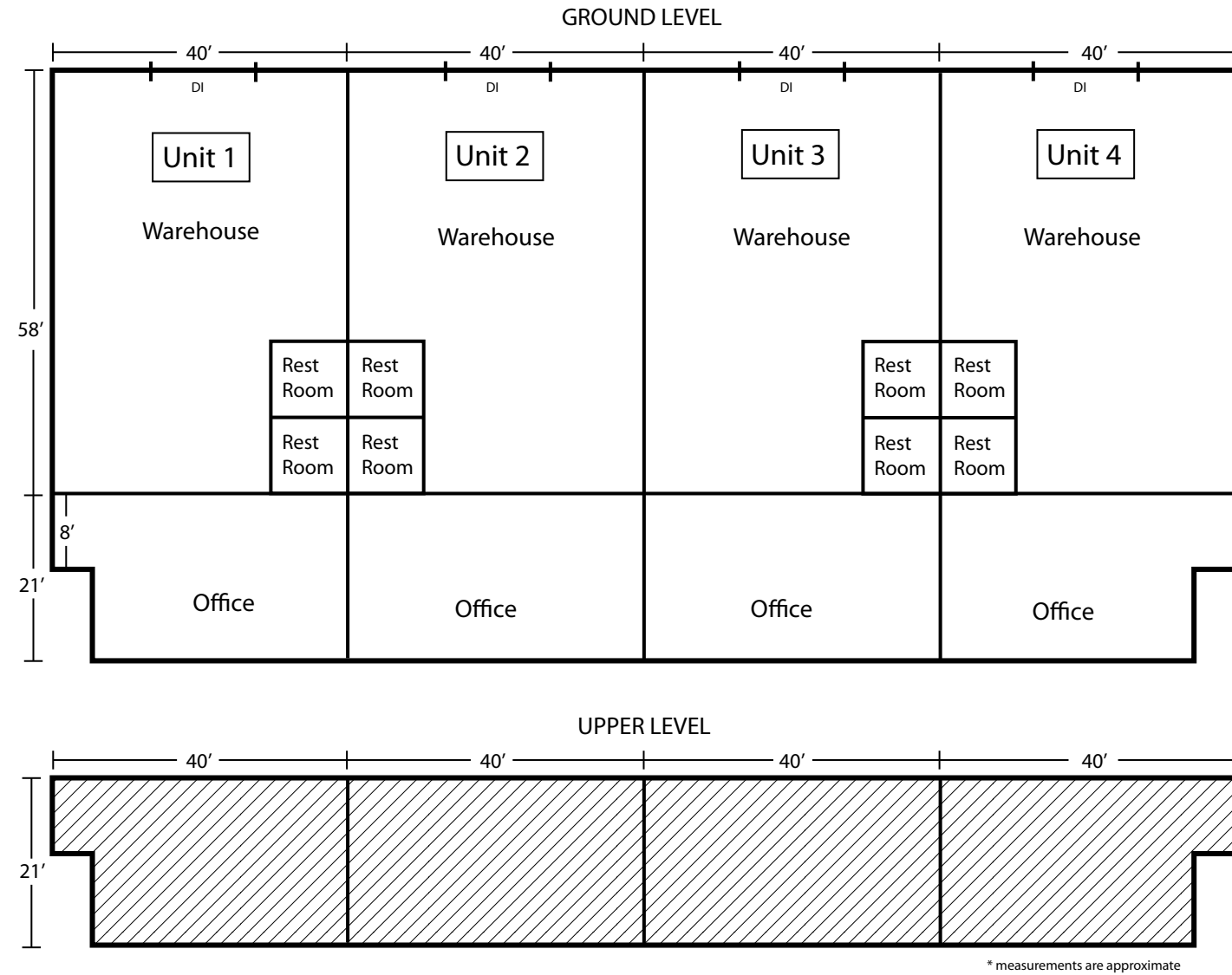
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### BUILDING INFORMATION

City	Grand Junction
County	Mesa
Building Size:	16,000 SF
Lot Size:	0.998 acres
Zoning:	I-O
Floors:	2
Year Built:	2008
Sale Price:	SUBMIT OFFER!



### SPECS PER UNIT

- ▶ 2 bathrooms per unit
- ▶ 14' x 14' warehouse doors
- ▶ 20' - 24' warehouse clear height
- ▶ Move-in ready with minor office TI work

### EACH UNIT

- ▶ 840 office upper square footage
- ▶ 840 office lower square footage
- ▶ 2,320 warehouse square footage

### Electrical

- ▶ Halide lighting
- ▶ 200 AMP
- ▶ 3 phase electric

### HVAC

- ▶ Radiant heating in warehouse
- ▶ 4 ton A/C unit manufactured by Train

### LOCATION INFORMATION

- ▶ Northeast Grand Junction
- ▶ Adjacent to FedEx and Schwan's
- ▶ Close proximity to the Grand Junction Airport & I-70

