

380 28 ROAD, GRAND JUNCTION, CO

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	380 28 Road, Grand Junction, Colorado
Owner Representative	Ray Rickard, Broker Associate, 970.683.2573
Size	25,200 square feet on 5-acre lot
Zoning	Zoned 1-2 (Industrial, Manufacturing)
Asking Price	\$11 per square foot NNN, or \$2,772,000
Highway Access	~5 miles to I-70; ~2.5 miles to Highway 50; ~5.5 miles to Highway 141
Air Access	7.5 miles to Grand Junction Regional Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase overhead service 2 ACSR on a pole
Natural Gas	Xcel Energy. 1 ¼" diameter 400' to main
Water	Ute Water Conservation District. 12" main line, 4" line serving site
Sewer	City of Grand Junction. 8" main line
Telecom/Fiber	CenturyLink (via Networks Unlimited). 174' to nearest fiber manhole, minimum of 200 MB to 1 GB / second.

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<i>None</i>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

**Economic Development Contact:****Name:**

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