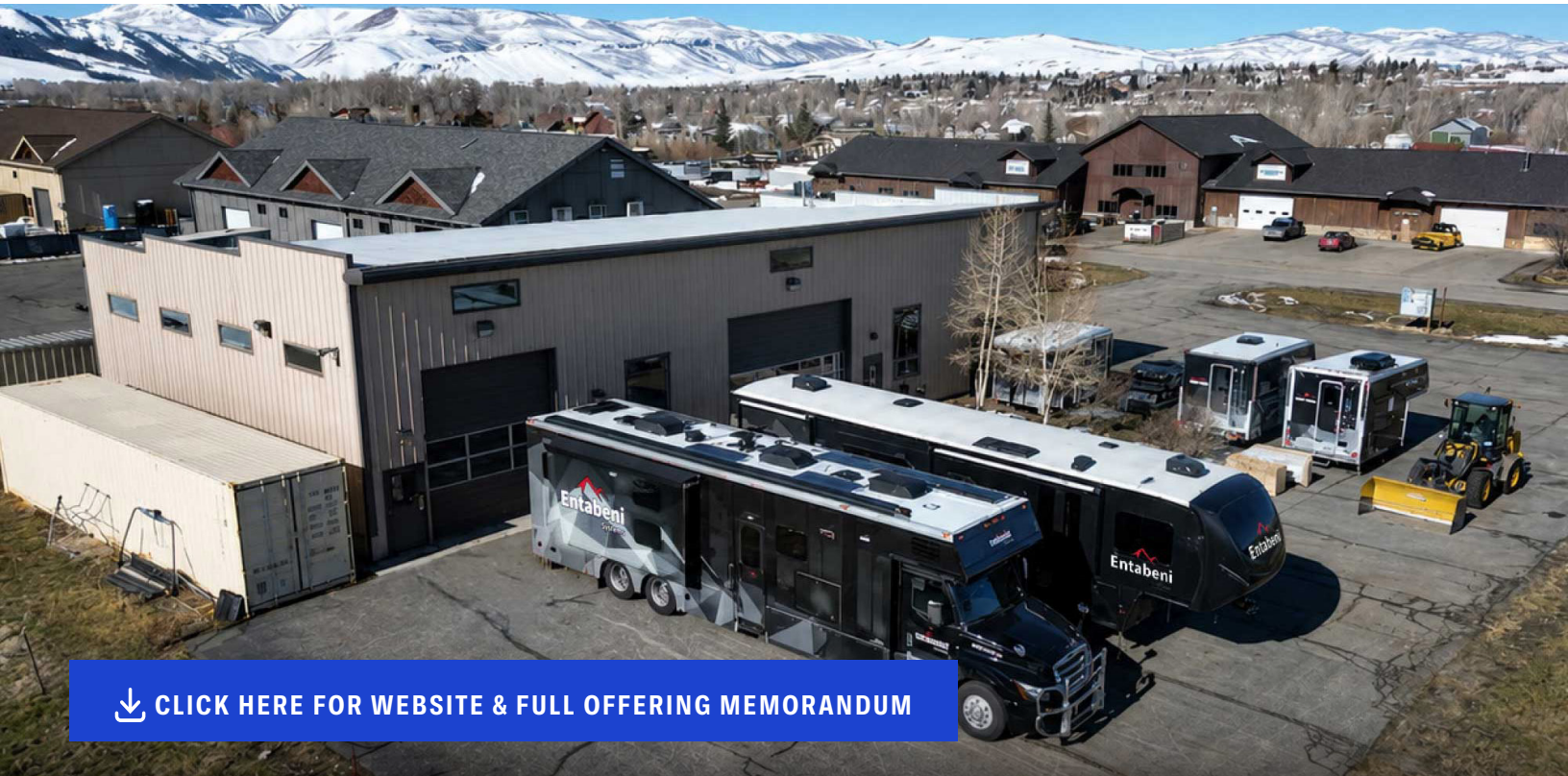


FOR SALE

Grand County Owner-User Opportunity

19 Ten Mile Drive | Granby, CO 80446

**BLUE
WEST
CAPITAL**



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PROPERTY OVERVIEW

PURCHASE PRICE:	\$1,359,000
BUILDING SIZE:	5,436 SF
PRICE / SF:	\$250
LAND SIZE:	0.57 AC
YEAR BUILT:	2009
ZONING:	HGB

INVESTMENT HIGHLIGHTS

- Freestanding 5,436 SF warehouse building situated on a 0.57-acre parcel
- Strategic location along Ten Mile Drive, just off US-40 (11,000 VPD), Granby's primary commercial corridor
- Offered at approximately \$250/SF, significantly below estimated replacement cost exceeding \$400/SF
- Rare opportunity to acquire industrial space in a supply-constrained mountain market
- Highway & General Business (HGB) zoning accommodates a broad range of industrial, retail, office, automotive, residential, and service-related uses
- Average household income of \$112,557 within a one-mile radius
- Located in Grand County's largest municipality, with projected annual population growth of 1.30% within a five-mile radius

CONTACTS

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[OFFERING MEMORANDUM](#)