

WAREHOUSE FOR LEASE

744 Noland Avenue Unit A | Grand Junction, CO 81501



OVERVIEW

- Over 4,000 SF warehouse/manufacturing space available with flexible industrial use potential
- Two 10' overhead doors located at opposite ends for easy access and workflow
- 3 phase 480V power ideal for manufacturing or heavy equipment operations
- Approximately 400 SF of office/retail space included for admin or client-facing needs
- Convenient location just off Riverside Parkway

TRAFFIC COUNTS

S 5 th St	N of Riverside Pkwy	7012 AADT
S 9 th St	S of 3 rd Ave	1795 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	5,380	49,581	96,978
Daytime Population	11,243	63,920	107,226
Average HH Income	\$52,843	\$56,137	\$64,232
Businesses	1,010	3,342	4,676

OFFERED AT: \$3,300/MO

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