

2415 Blue Heron Road

15,000 sq. ft. I-2 on 6.25 acres • \$2,400,000



Grady Busse

Office: 970-208-9848

Cell: 970-361-1777

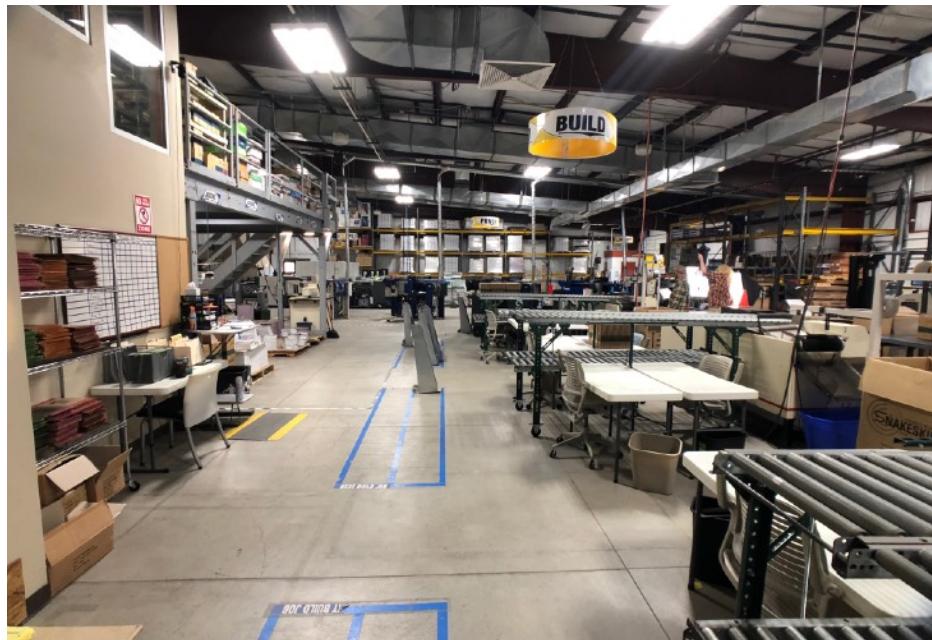
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Action Campus, LLC
2415 Blue Heron Road
Grand Junction, CO 81505

Extraordinary Light Manufacturing Facility

situated between Riverside Parkway and Colorado Riverfront Trail System on the North Shore of Blue Heron Lake. Located in **Opportunity Zone** and Enterprise Zone.

- 15,332 Sq. Ft. Light Manufacturing Building on 6.24 Acres I-2 zoning. Parcel no. 2945-092-24-006.
- Built in 2005, designed by Marc Maurer - Genesis Designs
- 9,000 sq. ft. clear-span manufacturing area. 18 ft. clear height. 6,000 sq. ft. office.
- Standing Seam Roof. Completely ducted - 5 ac/heat units. 2 Evaporative units. 1 Evaporative/heat unit.
- 3 Dock high doors with dock levelers.
- 42 paved parking spaces.
- Building occupies apx. 3 acres. 3.25 acres developable.



Quality Workplace. Bike to work. Enjoy the views.

Provide yourself and your staff with a quality workplace, access to nature and the trail system. Invest in a happy, healthy, productive workplace. This facility is designed to provide a place for business and people to thrive.

Energy Efficient Green Building.

- 12kw solar panels.
- All LED lighting Interior and Exterior.
- Nucor metal building with added insulation package.
- Mature landscaping with Netifim high efficiency drip irrigation.
- 400 amp three-phase power. 1.5 inch water main.
- Minimal exterior paint.
- 2 lunch/break rooms. 7 offices. 2 large shared work areas. Record storage, Janitorial, Server room with rack.
- Wet pipe fire sprinkler system.
- Deck and Patio.

Tech ready and ready to work.

- 24 pair fiber optic cable to building with Gigabit bandwidth running on 2 pair.
- Available furnished with Steelcase furniture.
- Cisco Switches. CAT 5 cabled with cable tray.
- Air Compressor, Pallet Wrapper and Mezzanine.
- Easy I-70 and Airport access.

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