

2415 Blue Heron Road

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



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.

Grady Busse

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

- 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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