

# 389 & 391 ROBERTS COURT

## PROFESSIONAL OFFICE BUILDING

ESTABLISHED OFFICE PROPERTY IN CAPROCK COMMERCIAL PARK

**RE/MAX**  
**4000**



### PROPERTY SUMMARY



**BUILDING SIZE**  
**7,619 SF**



**LOT SIZE**  
**0.98 Acres**  
(42,655 SF)



**YEAR BUILT**  
**1997**



**CONSTRUCTION**  
**Masonry / Brick**



**PARKING**  
**Ample On-Site Surface Parking**



**HVAC**  
**Gas Heat / Rooftop A/C**



### PROPERTY HIGHLIGHTS

- 7,619 SF professional office building
- Nearly 1-acre commercial site
- Well-maintained masonry construction
- Functional layout with private offices, conference room(s), and open workspace
- Reception area and administrative offices
- Break room and employee amenities
- Ample on-site parking
- Easy access to I-70, Patterson Road and major Grand Junction corridors
- Established commercial business park
- Ideal for owner-user or investment



**PARCEL NUMBER**  
**2943-221-18-001**



**LEGAL DESCRIPTION**  
Lot 1, Caprock Commercial Park  
Reception No. 2775065



**LOT SIZE**  
**0.98 Acres**  
(42,655 SF)



### IDEAL USES

- ✓ Medical Office
- ✓ Professional Office
- ✓ Nonprofit Headquarters
- ✓ Government Services
- ✓ Counseling Center
- ✓ Administrative Offices
- ✓ Engineering Firm
- ✓ Financial Services
- ✓ Educational Facility
- ✓ Legal Office
- ✓ Corporate Headquarters



### LOCATION ADVANTAGES

Located in Caprock Commercial Park, this property offers convenient access throughout the Grand Valley.



**Interstate 70**



**Patterson Road & Clifton**



**Grand Junction Regional Airport**



**Retail, Restaurants & Services**



**Medical & Professional Services**



**RAY RICKARD**  
**RE/MAX 4000**

✉ ray@gjproperties.com

☎ (970) 250-1128

### A RARE OPPORTUNITY

Acquire a well-located professional office building in one of Grand Junction's established commercial districts—ideal for owner-users or investors seeking long-term value.