

OFFICE/WAREHOUSE FOR LEASE

2001 COUNTY ROAD 319

Rifle, CO 81650



OVERVIEW:

- 9,300 of function office/warehouse
- Showroom, private offices, & full kitchen
- Clear span warehouse
- Two 14' overhead doors
- Large, graveled yard

TRAFFIC COUNTS:

Airport Road	Buckhorn Drive	3,555	ADT
Airport Road	Enterprise Court	12,000	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	30	4,266	14,569
Average HH Income	\$150,000	\$93,375	\$89,211
Businesses	3	299	723
Daytime Population	28	6,138	13,388

FOR LEASE: \$7,750/MO + NNN

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