

MONUMENT BUSINESS PARK

1600 Las Colonias Drive, Grand Junction, CO 81505

37,680 SF ON 3 ACRES

SETTING A NEW STANDARD FOR FLEX PARK SPACE IN G.J.



- First Class-A Multi-Tenant Park in Grand Junction
- Building is divisible with five office entries
- Office space can be customized to suit
- 20' minimum clearance
- Zoning is highly flexible
- Large yard area behind building

Suite Sizes:

- A 12,600 SF
- B 6,240 SF
- C 6,240 SF
- D 6,240 SF
- E 6,360 SF



John Metcalf

jmetcalfrealtor@outlook.com
www.jmetcalf.cbdistinctive.com
760 685.4995



PRELIMINARY BUILDING SPECIFICATIONS

- ±37,680 SF Footprint
- Ordinary Hazard Sprinklers
- Large Yard Area behind building
- Two (2) 14' x 14' grade level doors in each unit
- 2,000 Amp U.G.P.S. with a 1,200 Amp service set as a part of the shell
- Ample on-site parking

AERIAL FROM EAST



GRAND JUNCTION

DOWNTOWN GJ

COLORADO RIVER

Winters Ave

15TH STREET

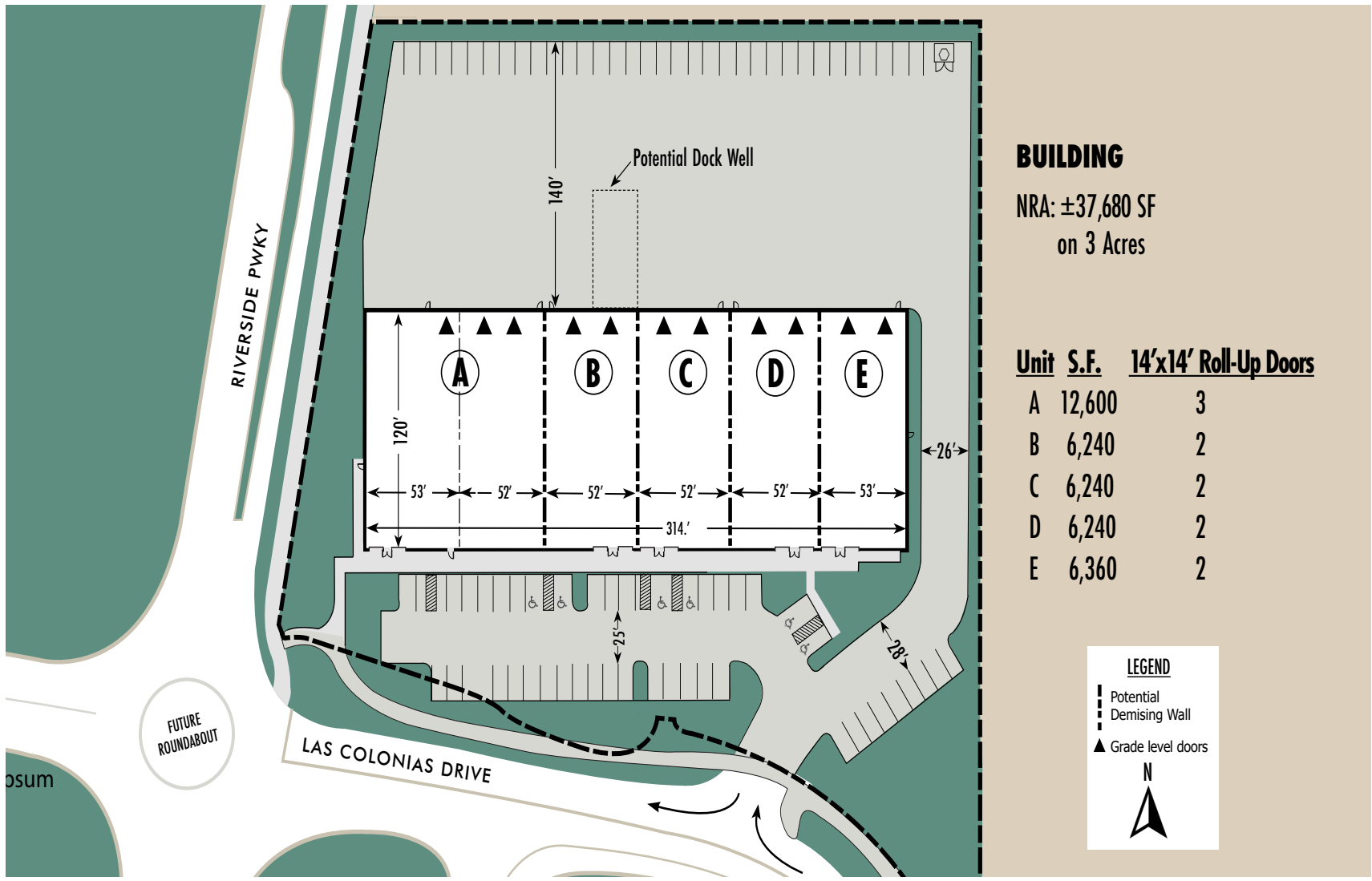
RIVERSIDE PKWY

LAS COLONIAS DR

27TH 1/2 RD



SITE PLAN



ENTERPRISE ZONE BENEFITS

- New Employee Credit - \$1,100 per new job
- Employer-Sponsored Health Insurance - \$1,000 per covered employee
- Investment Tax Credit – 3% of equipment purchases
- Commercial Vehicle Investment Tax Credit – 1.5% of commercial vehicle purchases
- Job Training Tax Credit – 12% of qualified training expenses

GRAND JUNCTION MAP



For further information contact:



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Owned and Developed by:



**SUMMIT DEVELOPMENT
CORPORATION**

sumdevco.com

Bryan Bentrott — Principal | bryan@sumdevco.com | 949 395.2488
Aaren Kisner — Vice President | aaren@sumdevco.com | 714 907.3509