

563 Sandhill Lane

Grand Junction, CO 81505

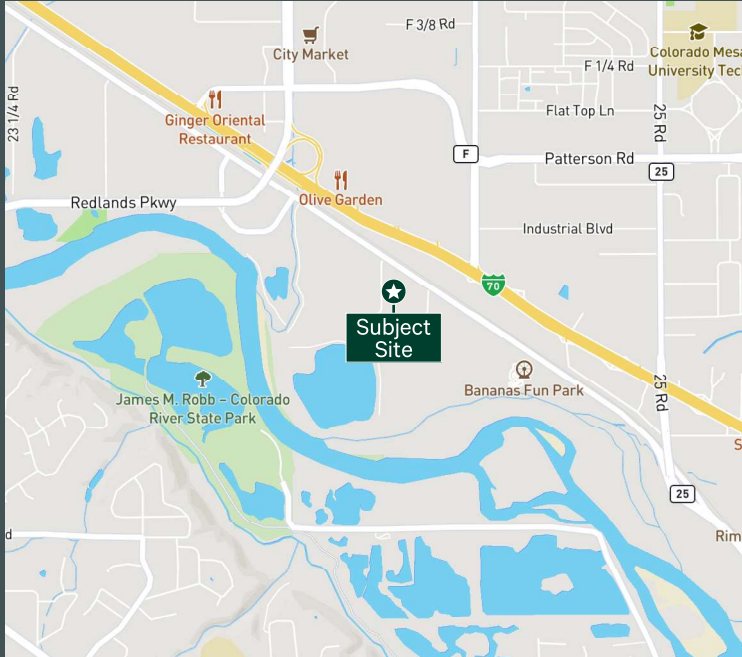
101,943 SF | 4-Star Industrial Building



Property Highlights

Sale Price	\$8,600,000 (\$84.36/SF)
Operating Expenses	\$94,577
Square Footage	101,943 SF on 8.27 acres
Notes	+ Investment or Owner-User Opportunity
	+ 28' Clear Height
	+ 26 Dock-High Loading Doors
	+ Distribution Warehouse





Contact Us

Katie Worrall

Vice President

+1 970 216 7474

Katie.Worrall@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.