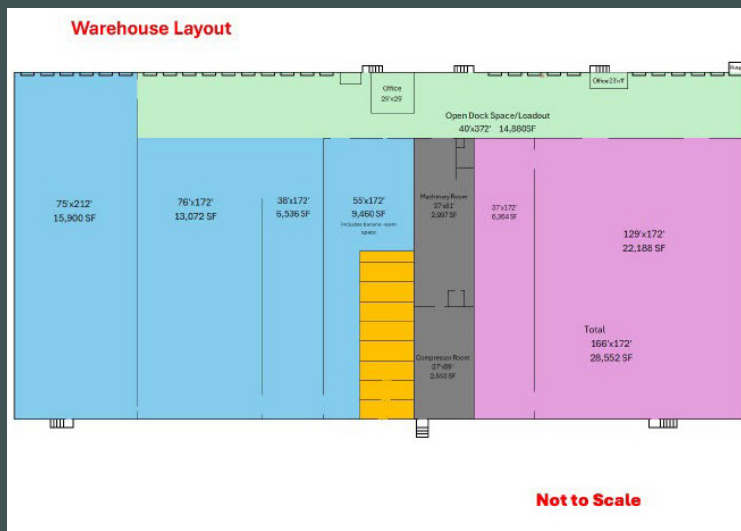


Grand Junction, CO 81505

A large white warehouse with multiple loading docks. Several semi-trailers are parked in front of the docks. The trailers have "DairyPure" and "Meadow Gold" branding. The warehouse has "Meadow Gold" and "DairyPure" logos on its side. The sky is blue with some clouds.

Sale Price	\$8,600,000 (\$84.36/SF)
Lease Rate	TBD
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
	+ Sprinklered



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