

# 630 S 7<sup>TH</sup> STREET

GRAND JUNCTION, COLORADO 81501

## INDUSTRIAL WAREHOUSE FOR LEASE



### PROPERTY HIGHLIGHTS



**±48,628 SF**  
Total Building Size



**±2.60 Acres**  
Fully Paved Site



**8 Dock-High Doors**



**Approx. 20'**  
Clear Height



**Fire Sprinkler System**  
Throughout



**Rooftop HVAC**  
Forced Air Heat (Gas)



**Fenced & Gated**  
Parking / Yard



**Exterior Yard Lighting**  
In Place

### PROPERTY OVERVIEW

Well-located industrial building in the heart of Grand Junction's commercial corridor. This functional warehouse offers ample loading, clear height, and a fully paved, secure site ideal for distribution, storage, or light manufacturing.



**±48,628 SF**  
Total Building



**±2.60 Acres**  
Lot Size



**8**  
Dock-High Doors



**Fire Sprinklered**  
Throughout



**Rooftop HVAC**  
Forced Air Heat

### GO WATCH THE VIDEO!



Scan to  
view video  
tour!

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