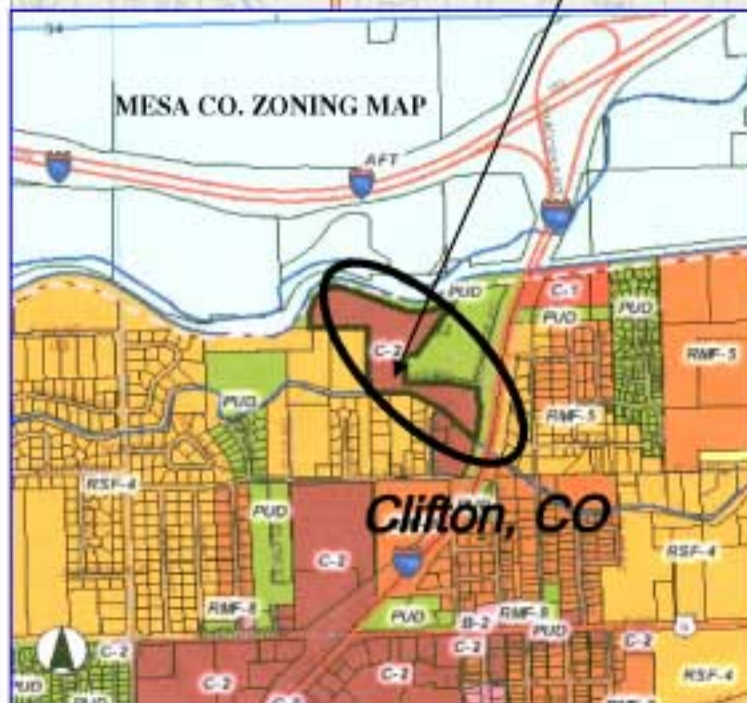


# Commercial Lots

**Exit 37**



## Exit 37

- 11 Commercial lots
- 1 to 2.14 AC - Zoned C2
- Priced @ \$10 - \$16.50/SF
- 1st Exit Eastbound Past Walker Field Airport
  - 2008 Projected Subdivision Completion
- Restaurants, Hotels, Retail, Office, Services, etc....

**Dale Beede, CCIM**

Direct: 970-244-6615

Email: [dbeede@coldwellbanker.com](mailto:dbeede@coldwellbanker.com)

**Mike Foster**, Broker Associate

Direct: 970-244-6602

Email: [mike.foster@coldwellbanker.com](mailto:mike.foster@coldwellbanker.com)



**PRIME PROPERTIES, LLC**

350 PATTERSON RD., STE II

GRAND JUNCTION, CO 81506

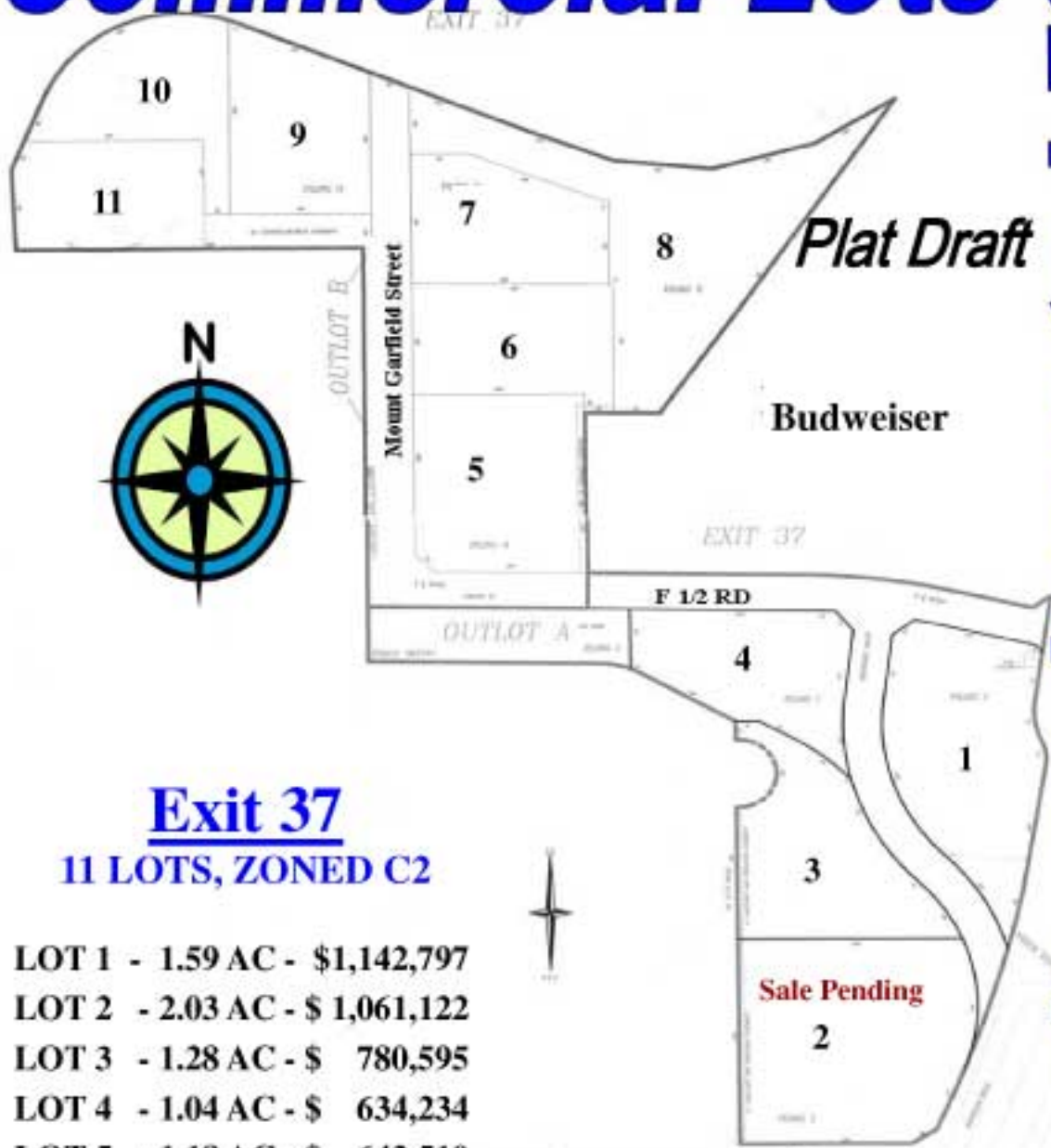
OFFICE: 970-243-7375

FAX: 970-623-8399

[www.grandjunctioncommercial.com](http://www.grandjunctioncommercial.com)

# Commercial Lots

**I-70 Business Loop to I-70**



## Exit 37 11 LOTS, ZONED C2

- LOT 1 - 1.59 AC - \$1,142,797
- LOT 2 - 2.03 AC - \$ 1,061,122
- LOT 3 - 1.28 AC - \$ 780,595
- LOT 4 - 1.04 AC - \$ 634,234
- LOT 5 - 1.18 AC - \$ 642,510
- LOT 6 - 1.03 AC - \$ 448,668
- LOT 7 - 1.01 AC - \$ 448,668
- LOT 8 - 2.14 AC - \$ 1,165,230
- LOT 9 - 1.06 AC - \$ 461,736
- LOT 10 - 1.00 AC - \$ 435,600
- LOT 11 - 1.17 AC - \$ 509,652

*Plat Draft F 1/2 Road*





**COLDWELL  
BANKER  
COMMERCIAL**

PRIME PROPERTIES LLC  
970-243-7375



**COMMERCIAL LOTS**



**I-70 BUSINESS LOOP**

**F 1/4 ROAD**

Jeep Trail  
32nd Road / 32R Road

F 5/8 Road

Winds Street

F 3/10 Road

F 1/4 Road

32 1/4 Road

Livvy Court

32 1/4 ROAD

Lols Street

Irwin Street

Jackson Street

32 1/2 Road

Smallwood Drive

Holland Street

F Road

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