

# THE MONUMENT BUILDING

1600 Las Colonias Drive, Grand Junction, CO 81505

**40,755 SF ON 3 ACRES**



- Prime Grand Junction Location
- Building is divisible with two office entries
- Office space can be customized to suit
- 32' minimum clearance
- Zoning is highly flexible
- Large secured yard area

## Notes:

1. Building can be modified to suit up until September 2025.
2. Delivery date is approximately 12 months from lease execution.
3. The above rendering is for illustration purposes only.



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## AERIAL



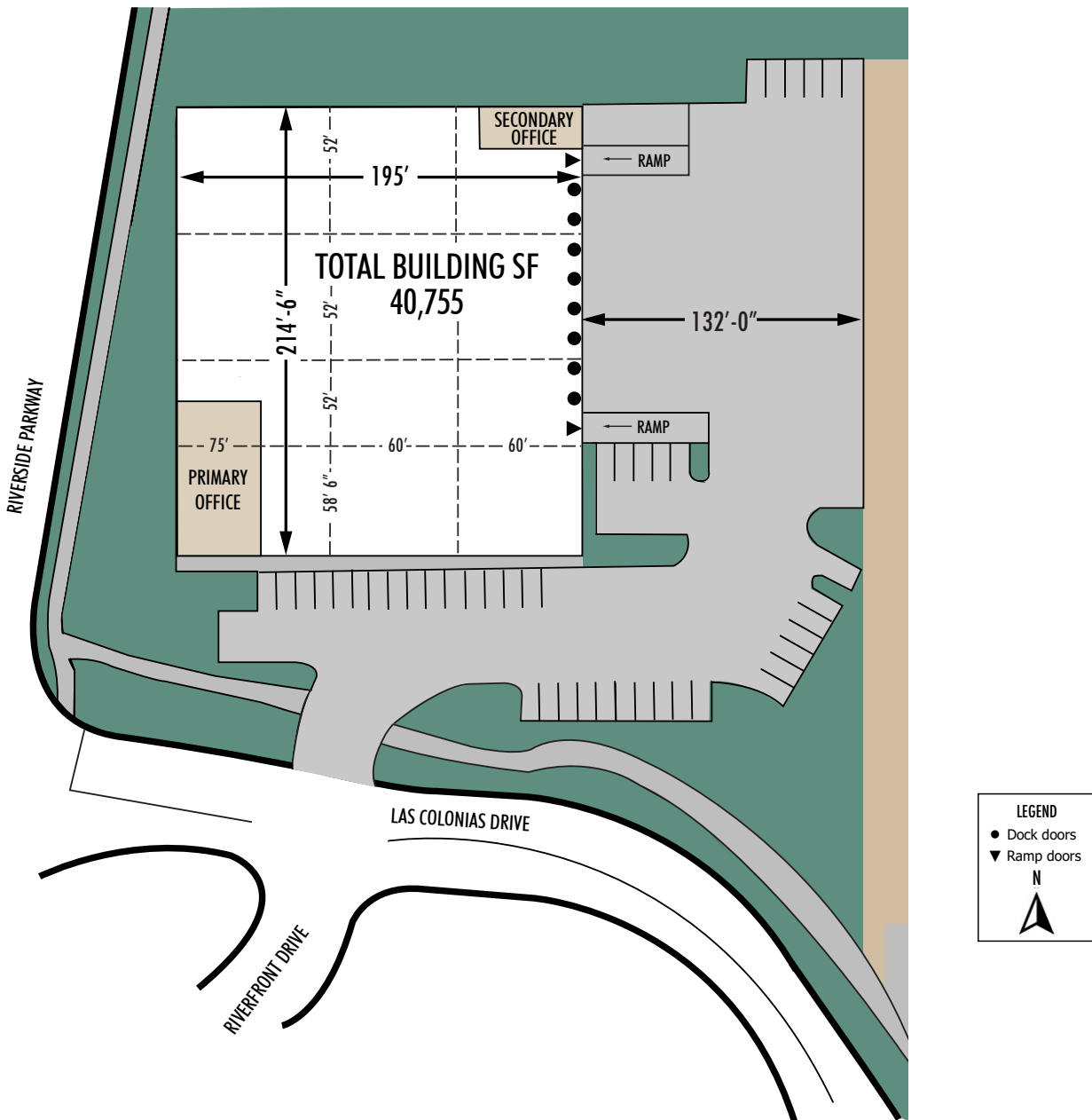
## PRELIMINARY BUILDING SPECIFICATIONS

- **±40,755 SF Footprint**
- **3,000 SF of Planned Office Area/Restrooms on the Ground Floor**
- **ESFR Sprinklers**
- **Large Truck Court**
- **7 Dock High Doors and two (2) Ramp Level Doors**
- **2,000 Amp U.G.P.S. with a 1,200 Amp service set as a part of the shell**



## SITE PLAN

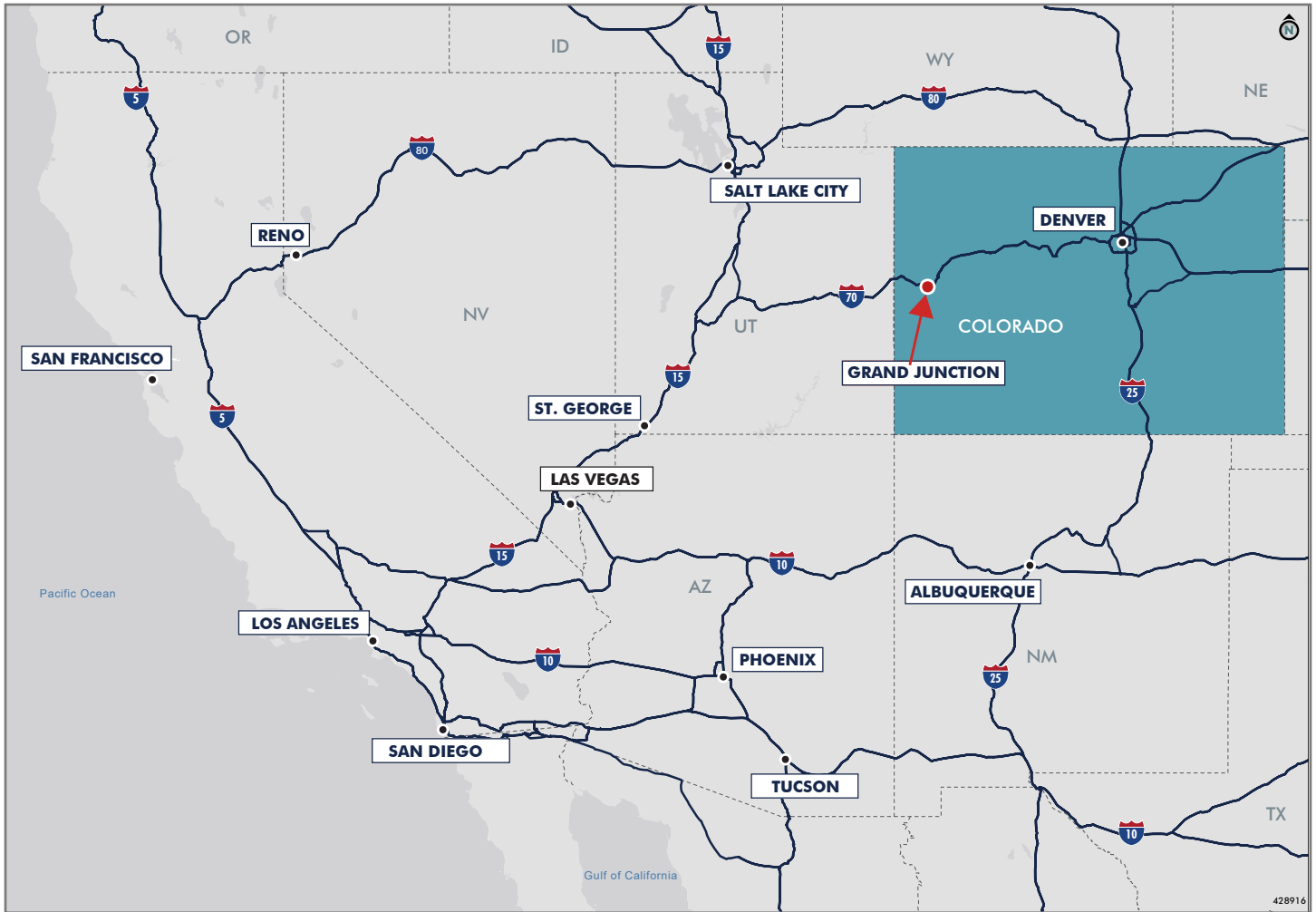
Note: The building below may be modified to suit through 3rd quarter 2025.



## INDUSTRIAL USERS NEARBY

- Swire Coca-Cola
- Builders First Source
- Alpine Lumber Company
- Johnstone Supply
- High Country Beverages

# REGIONAL MAP



For further information contact:



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