

NEWSRELEASE

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Industrial Market Opens Up

GRAND JUNCTION, CO – The once tight industrial property market in the Grand Valley is beginning to loosen. Where a year ago it was nearly impossible to lease or purchase industrial property in Grand Junction, there are options available now. One of the premier established properties currently available for lease is the former GJ Steel Property. This industrial property features three separate buildings including a warehouse/shop boasting 111,437 square foot, a live rail spur, several bridge cranes and over 19 acres of security fenced yard. The access in and out is second to none, especially considering the proximity to the Riverside Parkway.

Another industrial/manufacturing facility available for sale or lease is on the other side of town. This building is a 69,600 square foot, high quality manufacturing facility on 5.72 acres. With an overhead crane rated at 20 tons, overhead doors, 1600 amps in electrical service, this facility is ready for nearly any manufacturing operation.

The situation was much the same with industrial land as it was with property in the Grand Valley. That too is changing. Land prices have dropped over 37% in the past year. One of the plots available for purchase is a 10.5 acre parcel on a prime location of D Road. This industrially zoned land is available at the great price of \$5/square foot.

These three properties are simply a sample of the available properties in the Grand Junction area. For details about these properties or the host of others available, contact the Grand Junction Economic Partnership at (970) 245.4332.

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