

Fruita Business Park

Posted by Grand Junction Economic Partnership



Contact Mike Bennett

Mike, from the City of Fruita, has more details.

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Fruita, CO

📍 Development Site

Development Opportunity:	Industrial ▾	Ownership:	Philippe Delouvrier Wenke B. Thoman 917-519-8771 delouvierp@imhna.com thomanw@imhna.com
Size:	104.82 acres		
Availability:	✓ For Sale		

Site Description

The Fruita Business Park is only 4 minutes from downtown in [Colorado's #1 Adventure Town](#) of [Fruita](#). The park boasts 68 acres of ready-to-build land. This shovel-ready site already has all public improvements in stalled, including water, sewer, power, fiber, electricity, roads, curb & gutter and sidewalks. The site has rail access and is visible from Interstate 70 and directly off of Highway 6. Adjacent to the lots is a 30-acre lake, owned by the city for recreational purposes, and a great place for product testing. The city begins construction this August on a \$4.6 million extension of the existing 28-mile Colorado Riverfront trail. This 4.5 mile, 10-foot wide, paved trail with soft surface singletrack along portions of the trail will connect Fruita to the world-renown Kokopelli Mountain Bike Trail System. The trail passes right through this property along the shores of the lake. The city is currently in negotiations with a confidential prospect to build a unique adventure park on a portion of the lake.

- Generous tax incentives
- All utilities and infrastructure in place – including fiber
- Direct access to rail and Interstate I-70 – Grand Junction regional airport is nearby
- Ideal for outdoor R&D and manufacturing
- Minutes to Colorado National Monument, Kokopelli Trailhead and the Colorado and Gunnison Rivers

Local Description

While Fruita, Colorado is only 13,000 in population, it is no small fish in the Grand Valley's 149,249 residents. One million visitors flock to this "[America's Coolest Outdoor](#)" and "[Colorado's Top Adventure Town](#)". Fruita is not only a world-class mountain biking destination, but home to amazing river rafting in Ruby-Horsethief Canyon, the Colorado National Monument (which boasts iconic mountaineering, hiking and road cycling), numerous trailheads for hiking, biking, OHV and horseback riding. Views from all locations cast your eyes on majestic views the mesas of the National Monument, the Bookcliff Mountain range or the Grand Mesa. The City is fanatically discipline and unified on improving quality of place, economic health and lifestyle. Fruita is where visitors feel like locals and locals play like visitors. With 300 days of sunshine, a moderate climate, no traffic and the most friendly, welcoming people you will ever experience, you can kiss goodbye your commute, ride all around town and enjoy more time outside on endless acres of public lands of all types of terrain. As part of the Grand Valley, Fruita is only 15-20 minutes from a regional airport and Colorado Mesa University. Your employees' kids will be able to walk or ride to school. Fruita's government is easily accessible and easy to work with. You may have run into the Mayor or City Manager at Outdoor Retailer, Interbike or Eurobike the last couple of years. Fruita is serious about welcoming business and people who value the outdoor lifestyle and fit its unique culture. You can have a huge, positive impact and be a long-term partner with this world-class gem of a community.

Project Readiness

It's ready! Roads, curbs and gutters have been installed throughout the business park. High speed fiber is also available at these sites. This property also has political and community support and would be ready for Fast Track approvals for construction. The City of Fruita is working closely with the private owners of these parcels to develop this business park.

Video Overview

<http://links.vitalityfilms.com/v/loElbPS2ECwWPC051bso>

<https://vimeo.com/212530537>

Shovel-Ready Site in Colorado's #1 Adventure Town!

FRUITA INDUSTRIAL ZONE | GRAND VALLEY, COLORADO | 68 ACRES, 19+ LOTS AVAILABLE

- Generous tax incentives
- Minutes to Colorado National Monument, Kokopelli Trailhead and countless other outdoor amenities
- Ideal for outdoor R&D, manufacturing
- All utilities and infrastructure in place – including fiber
- Direct access by rail and Interstate 70, regional airport nearby



FOR MORE INFORMATION, CONTACT:
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