

INDUSTRIAL LAND SALE

\$595,000

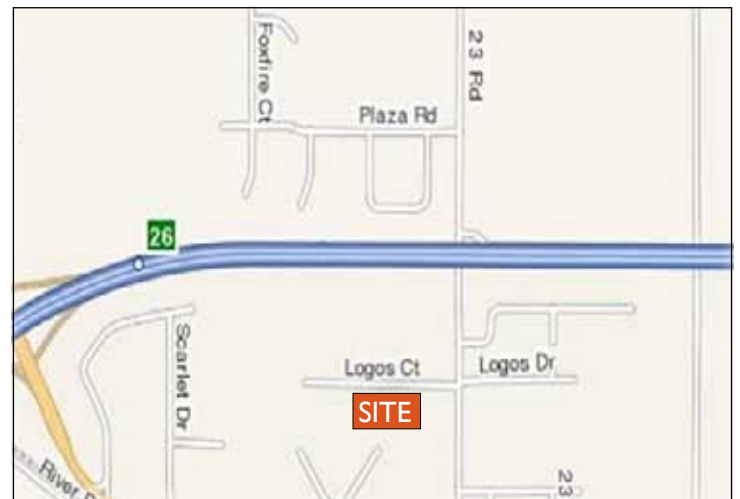
2291 Logos Court, Grand Junction, CO 81505

LEASE BACK



PERFECT INFLATION HEDGE—LAND SALE LEASE BACK \$595,000 WITH 10% NNN LEASE

- 1.72 Acres
- Pad ready site (\$50K value)
- Zoned I-2 (General Industrial)
Excellent location just southwest of I-70 and 24 Rd.
- Paid TCP fees for sewer and water (\$30K value)
- 3 Year lease at \$59,500 NNN/year
- First year rent paid at closing



EXCLUSIVELY MARKETED BY

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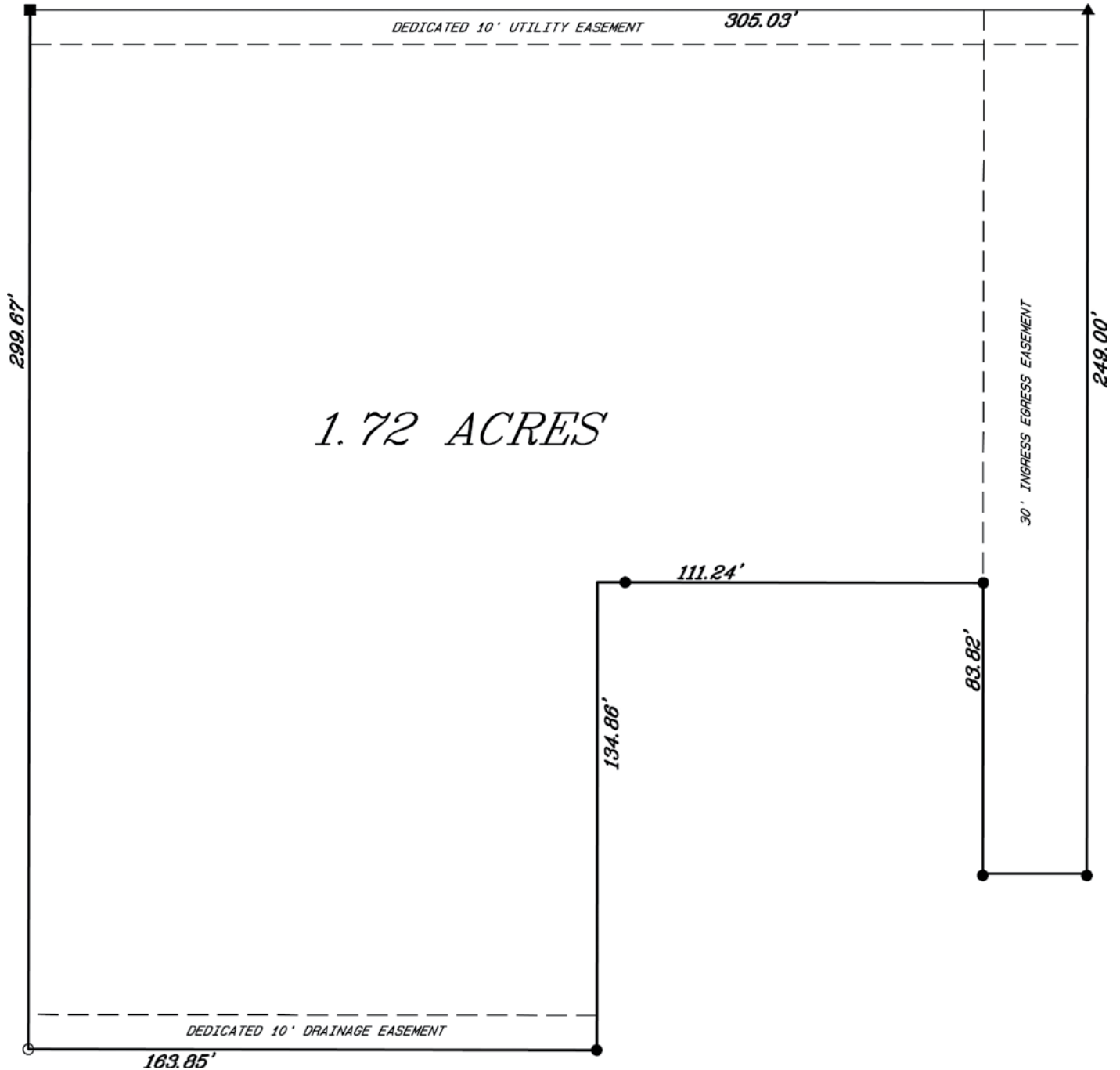
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→ LAND IS THE PERFECT HEDGE AGAINST INFLATION,
WHILE LEASED LAND IS THE ULTIMATE INVESTMENT!

PROPERTY SURVEY: hard to find I-2 Zoning



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