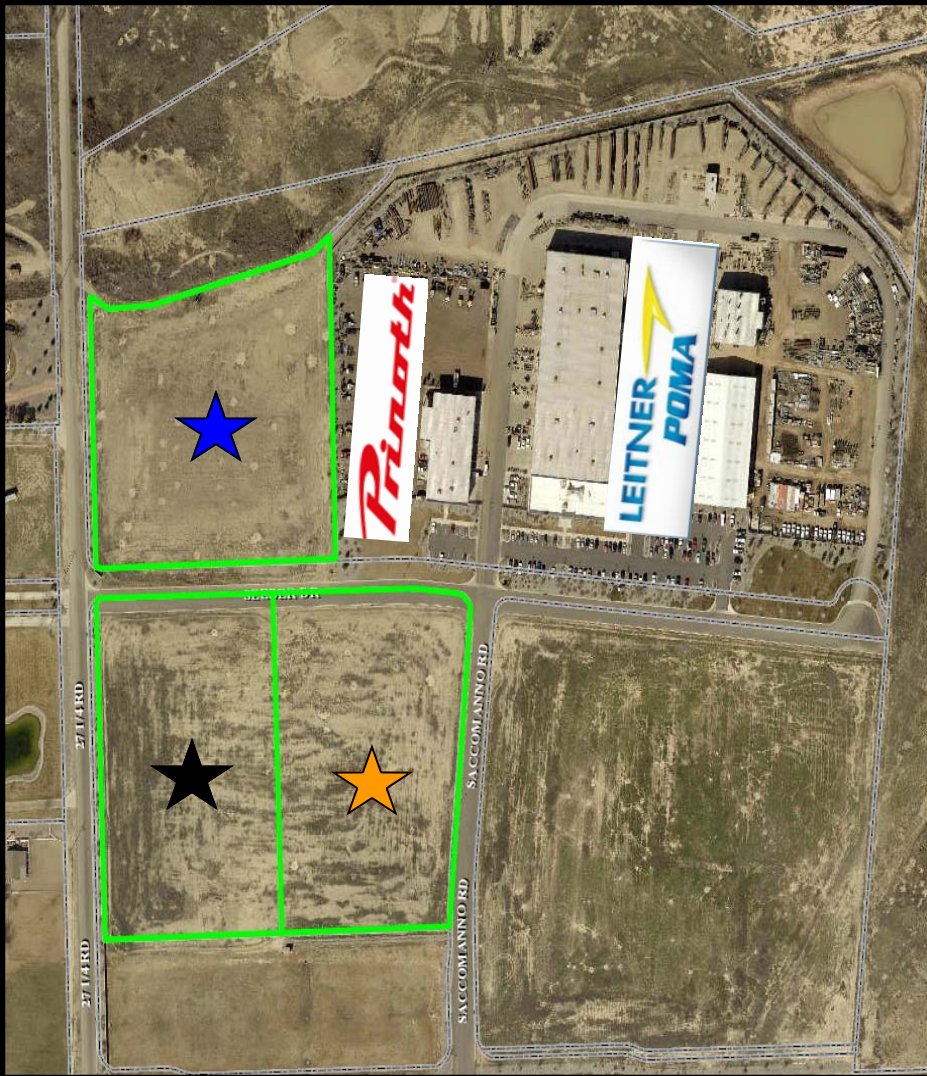


BOOKCLIFF TECH PARK

Grand Junction, CO 81506

LAND FOR SALE



2726 Seeber Drive

- 4.85 acres
- I-O Zoning



2725 Seeber Drive

- 4.33 acres
- I-O Zoning



2735 Seeber Drive

- 4.42 acres
- I-O Zoning

Existing Tenants

- Leitner-Poma of America
- Prinoth
- Grand Junction Holdings

Features:

- **Location:** Less than 1 mile to Interstate-70 via Horizon Drive
- **Airport:** Grand Junction Regional Airport less than 1 mile away
- **Infrastructure:** Xcel Energy, Grand Valley Power, Ute Water
- **Amenities:** 10,000 miles of trails all within a close proximity to downtown Grand Junction, Fruita and Palisade
- **Value:** Lowest land cost on Colorado's Western Slope



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