

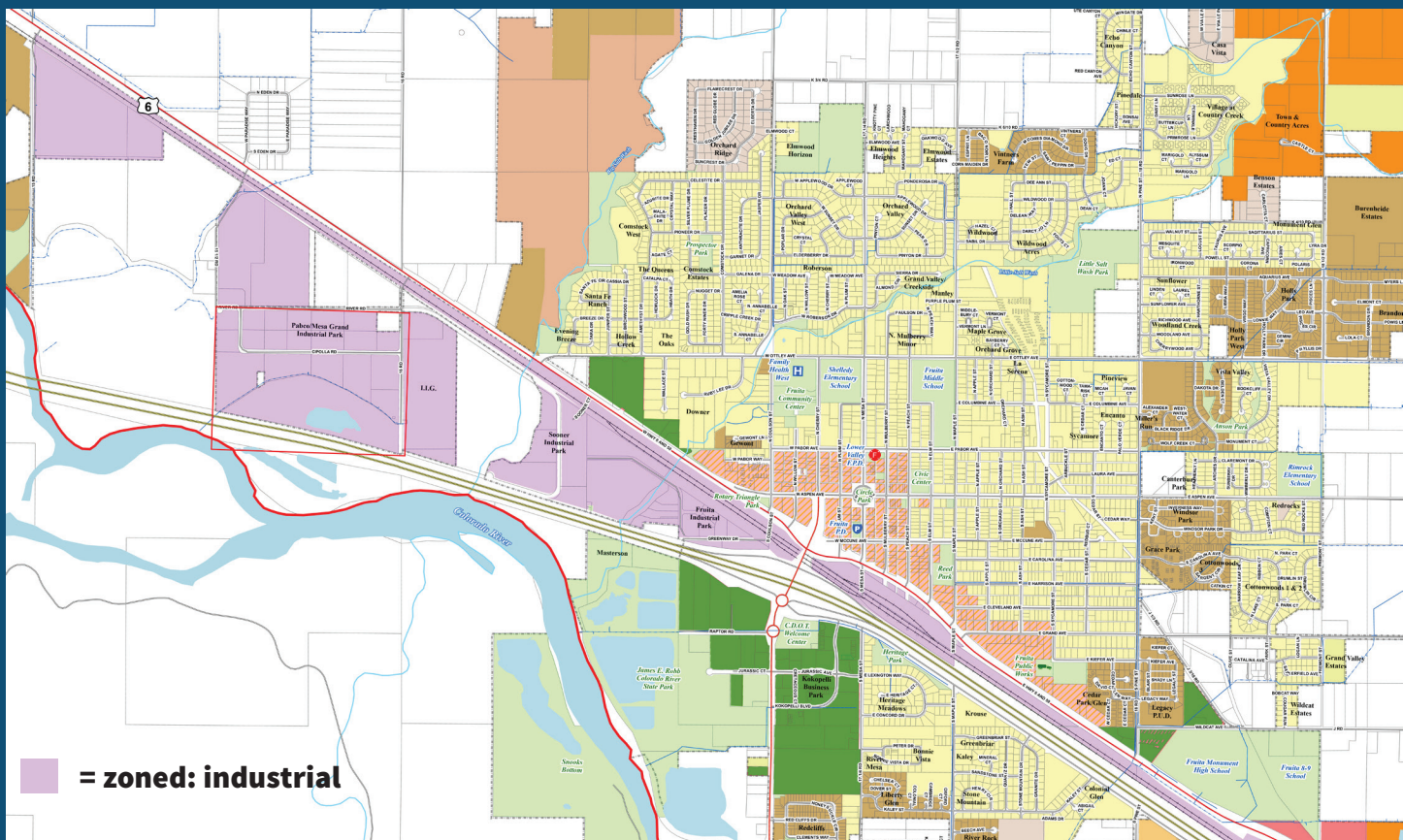


FRUITA
COLORADO

INDUSTRIAL

Fruita, Colorado offers an ideal location for your business relocation or expansion.

Whether you seek open land where you can build to specifications or a shovel-ready site within an industrial park, Fruita has over 400 available acres to accommodate your needs. The city is located right off Interstate 70 and only 20 minutes from Grand Junction Regional Airport, with daily direct flights to major U.S. cities. Nearby Colorado Mesa University and the Western Colorado Community College provides a reliable source of both technically skilled and business savvy employees. Our unparalleled quality of life attracts a steady workforce and customer base for your business – and as America's #1 adventure town, we offer a plethora of cultural and recreational activities that is guaranteed to make Fruita your favorite place to live, work and play.





Shovel-Ready Sites with a View

The shovel-ready sites in Greenway Industrial Park are ideal for outdoor recreation-related manufacturers and any business seeking a location equipped with fiber, and all utilities and improvements, as well as direct rail and highway access. The park offers lakeside sites and panoramic views of the nearby Colorado National Monument. The picturesque landscape is located between downtown Fruita and the world-famous Kokopelli Trailhead, with a paved trail and soft-surface singletrack trails being designed for build in 2017 that will connect the park to both downtown Fruita and the Kokopelli Trailhead.

Size: 68 acres

Lots: 19+

Zoning: Industrial

Cost: \$2.50/acre

Direct Rail and
Highway Access

13 miles to Grand
Junction Regional
Airport

Utilities: Gas/
Electric: Grand
Valley Power, Xcel
Energy

Sewer and Water:
City of Fruita, Ute
Water District

Telecom: Charter,
CenturyLink, Unite
Private Networks
Fiber equipped!



See more at www.fruita.tv

TAXATION

Corporate Income Tax: the Corporate Income Tax rate in Colorado is a flat 4.63%, ranking Colorado ninth lowest of all states that have Corporate Income Tax.

Property Tax: in Colorado, property tax is imposed at the county level. Commercial and industrial property is assessed at 29% of market value. In 2008, the mill levy was set at approximately 88 per 1,000. Each \$1,000 of actual value on nonresidential property equates to \$25.52 in property tax.

Sales Tax: The combined total sales tax for Fruita businesses is 7.9%. This incorporates a 3% sales tax from the City of Fruita and a 2% sales tax from Mesa County, as well as a 2.9% sales tax from the State of Colorado.

PERMITTING

The planning and permitting process has been refined to be as business friendly as possible in Fruita. We will work with you to ensure the process is as straightforward as possible. Typically it takes 90 days from application to approval.

INCENTIVES

Companies located in Fruita may be eligible for a number of local, state and industry-related tax incentives including but not limited to the incentives listed below.

Jump-Start Mesa County: New and expanding businesses in Mesa County may be eligible for a “tax holiday” for up to eight years, which includes zero state income taxes; zero state sales and use taxes; zero county and municipal real and business personal property taxes; and zero state income taxes for employees.

Mesa County Enterprise Zone: As part of Mesa County, Fruita is a designated Colorado Enterprise Zone. The program provides businesses with tax credits for specific (pre-certified) business operations – hiring new employees, providing employees with health insurance and job training, obtaining a new business facility or purchasing new equipment – if they locate or expand in a designated “enterprise zone.”

Job Growth Incentive Tax Credit: Businesses that create at least 20 net new jobs in Colorado within a credit period may be eligible for a state income tax credit equal to 50% of FICA paid.

Strategic Fund Incentive: The Strategic Fund is a cash incentive program for eligible businesses that create net new full-time jobs in the State of Colorado that are maintained for at least one year.

Colorado FIRST / Existing Industry Customized Job Training: Colorado’s job training programs invests in its labor force and incentivizes business growth in Colorado by providing grants to companies that are locating or expanding in Colorado.

Manufacturing Sales and Use Tax Exemption: Colorado provides a 100% exemption of sales and use tax paid to the state on purchases of manufacturing machinery, machine tools and parts.

Workforce Development and Business Support

As a burgeoning small town with a big spirit and a beat all its own, Fruita is a fast-growing community that easily attracts young professionals eager to escape big city hustle. In addition, there are numerous local entities eager to help your company retain talent, provide training, secure financial support and otherwise grow your business:

- Colorado Mesa University and the Western Colorado Community College
- Fruita Chamber of Commerce
- Grand Junction Economic Partnership
- Mesa County Workforce Center
- The Business Incubator Center Fruita Satellite Office

Contact

**Mike Bennett, City Manager | 970-858-3663 | mbennett@fruita.org
www.fruita.org | 325 E. Aspen Ave | Fruita, CO 81521**

