

18668 B50 Rd Delta, Colorado 81416



COMMERCIAL SALE INFORMATION PACKET

John Renfrow * Renfrow Realty

Contact John Renfrow / Renfrow Realty
(970) 874-1500 / (970) 249-5001

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified

Member of:



RMCRE NETWORK PARTNER
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Property Executive Summary

**18668 B50 Rd
Delta, CO**

MLS#	Lot #	Bldg Sq.Ft. (MOL)	Acreage (MOL)	Listing Price	\$/Sq.Ft.
819917	Lot 1	28,900	2.11	2,450,000	\$84.78
819919	Lot 2	30,000	3.97	1,100,000	\$36.67
819916	Entire Property	58,900	6.1	3,175,000	\$53.90

Recently Built Premium Warehouse Space

Come explore this high-visibility warehouse with access directly off Highway 50 just north of the Montrose / Delta County border. With ~36,400 sq ft of high-grade industrial warehouse and manufacturing space, the property also features office space, ample covered storage, and several legacy buildings offering additional warehouse and storage space. The warehouses are equipped with features such as hot-water, in-floor radiant heating, a complete fire protection system, three-phase power, selection of 16'x16' overhead doors, and 30-foot maximum interior ceiling height. The two-story ~3,700 sq ft office space in building A includes a partial kitchen and break room completely climate-controlled with HVAC. With the ability to sell as the entire parcel or in two separate lots, this property allows for flexible purchase opportunities. Situated on ~6.1 acres, the property is zoned RI/C in Delta County, allowing for a generous selection of uses, including warehouse storage, industrial manufacturing, and distribution. The property is additionally listed for rent under MLS #821216, 821391, 819924, 819925 & 819926



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Aerial Photo



Photo from Delta County GIS

----- Subject Property

All Boundaries are approximate and should be verified

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Directions to Property

**Starting from Delta Chamber of Commerce
301 Main Street, Delta, CO 81416**

- ↑ Head south on US-50 E/Main St toward W 4th St
 ⓘ Continue to follow US-50 E
 5.3 mi
- ← Turn left onto B50 Rd
 410 ft
- Turn right
 ⓘ Destination will be on the right
 259 ft

18668 B50 Rd
Delta, CO 81416

*Property Location Pin:
Directions Via Google Maps*



Photo from Google Maps

★ Subject Property

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Delta County Assessor Property Account Detail*

Account Detail

Account: R025692

Legal Description

Owner Information

Parcel Number: 349517400017

Owner Name:
ECOGEN BIOSCIENCES PRODUCTION CENTER LLC

Legal Summary: 18668 B50 RD DELTA 81416 TOTAL AC 6.101+- PARCEL A OF THE ECOGEN BIOSCIENCES BA PT NE4SE4 S17 T51N R10W NMPM BEG PT SOUTHERLY ROW B50 ROAD FROM WH ¼ COR COM S16 & 17 BRS S89*18?59?E1472.76? N0*28?44?W30? S28*55?47?E505.18? S61*7?50?W426.27? N28*55?21?W691.56? N22*0?29?E51.72? S89*18?59?E444.03? TO POB R-723466 R-741127PLAT R-741129

Tax Information

2024 \$39,452.56

Assessment Information

Actual (2025) \$3,060,396

Assessed \$826,307

Type	Actual	Assessed	Sq Ft	Ac
Improvements	\$2,883,467	\$551,713	57,415	
Land	\$176,929	\$47,771		6.1

Building A: Built 2019 (~23,655 Sq Ft)**

Building B: Built 2019 (~14,000 Sq Ft)

Building C: Built 2019 (~6,000 Sq Ft)

Building D: Built 1974 (~2,400 Sq Ft)

Building E: Built 1974 (~2,800 Sq Ft)

Building F: Built 2019 (~10,000 Sq Ft)**

*For more information, please contact the Delta County Assessor at (970) 874-2120

**Marketed sq ft and assessor measurements differ based on exterior wall calculations



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Building A Exterior Photos



A-2A & 2B – Office Space



A6 – South Side of Building A



Interior Photos



A-5



A-6 – South Side of Building A



A-3



A-2A – Entry to Offices

Floorplan Building A



■ 1, 2A, & 2B: Office Area ~3,700 SF
■ 3, 4, 5, & 6: Warehouse ~20,000 SF
■ Building A Total: ~3,700 SF

Currently Leased

OPTIONAL ACCESS FOR EXCLUSIVE USE OF OFFICES & BATHROOM WITH N AREA 2B (Top Floor)

All boundaries and area calculations are approximate and should be verified

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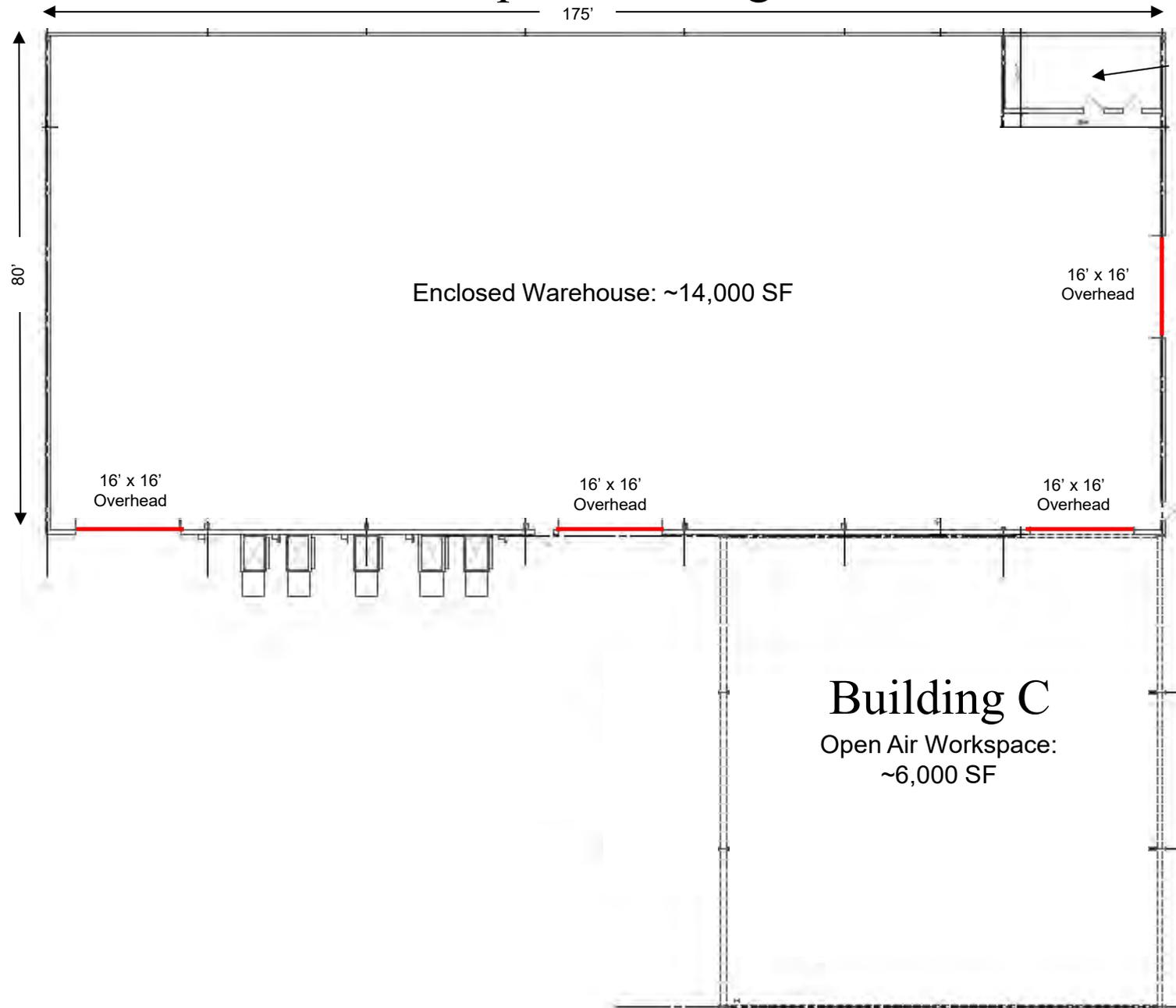
Building B Photos



Building C: Open air storage



Floorplan Building B



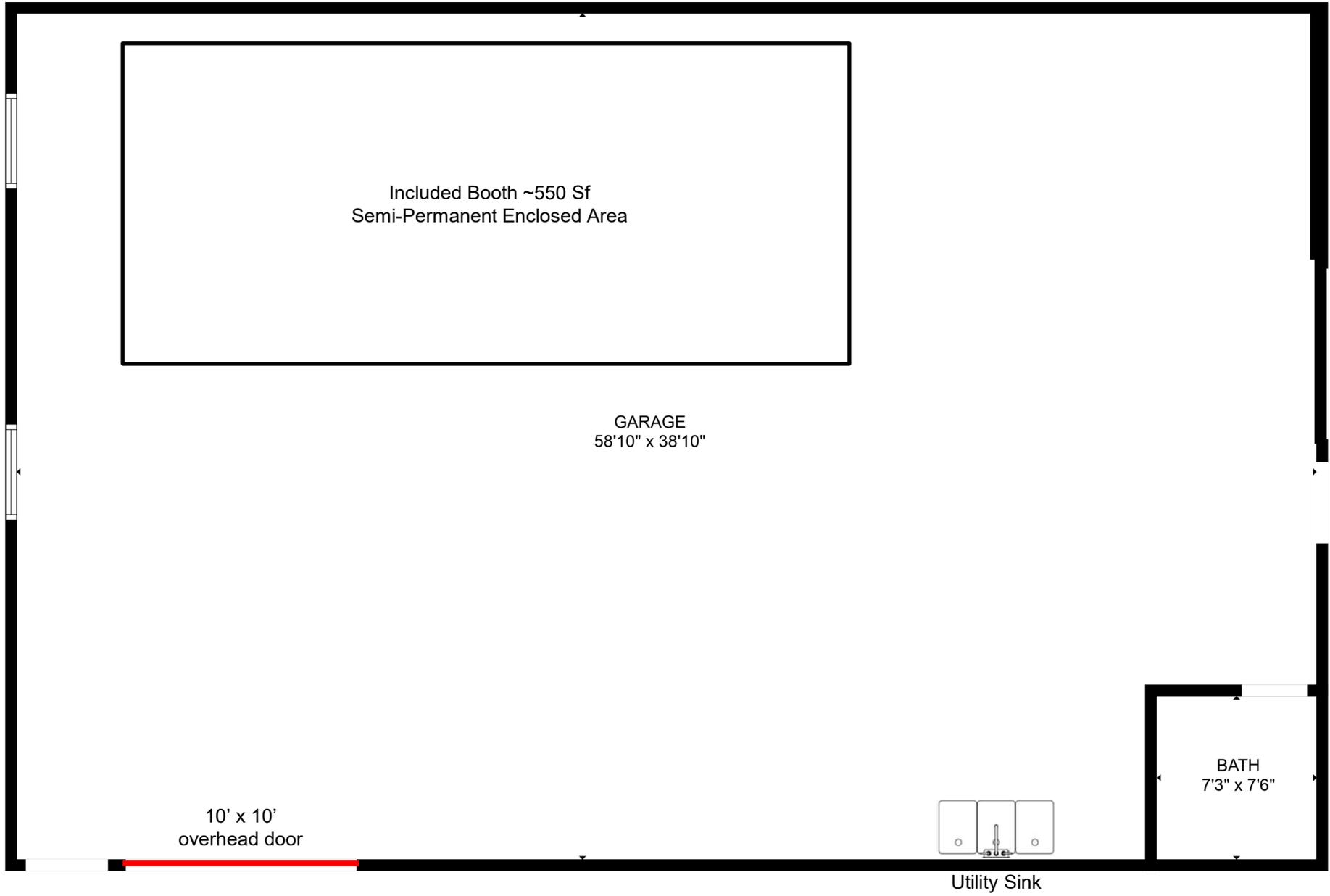
Building D Photos



Building D: Legacy Warehouse



Floorplan Building D



All measurements and area calculations are approximate and should be verified

Additional Photos



Building E: Enclosed Quonset Hut

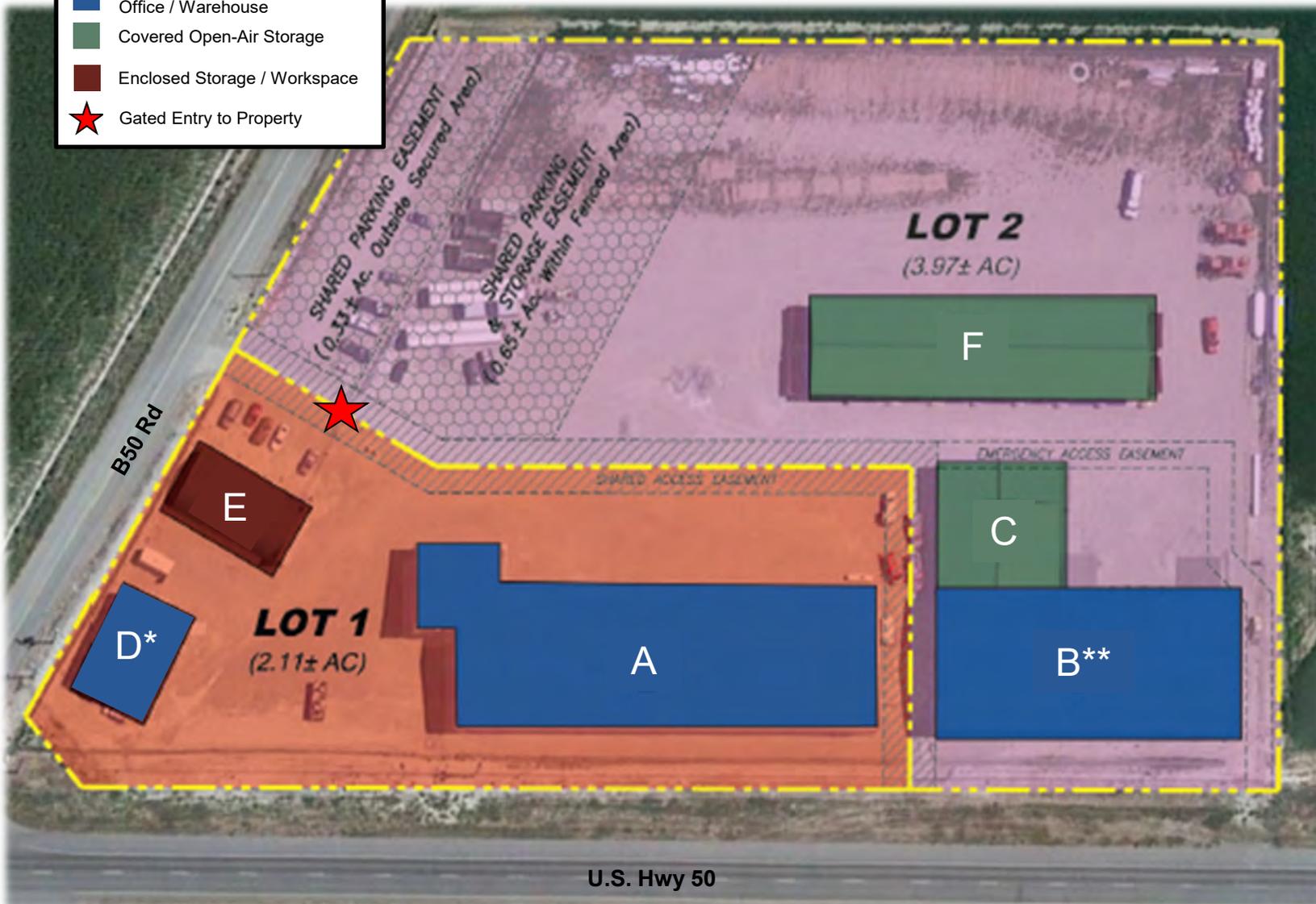


Building F: Open-air storage



Proposed Property Layout

- Distribution / Inventory / Office / Warehouse
- Covered Open-Air Storage
- Enclosed Storage / Workspace
- ★ Gated Entry to Property



*Currently Leased

**South End Currently Leased Month to Month

All boundaries are approximate and should be verified

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* Lot 1 General Information

* LOT 1 (~2.11 Ac). Includes Buildings A, D & E

Building A: ~23,700 SF

A-2a, A-2b, A-3 & A4 Currently Leased

Features

- Office Space: ~3,700 SF
 - HVAC
- Warehouse: ~20,000 SF
 - Partial Evaporative Cooling
 - A5
 - A6
- Overhead Doors
 - Four 16' x 16'
 - One 16' x 20'
- Three Bathrooms:
 - A1: Two restrooms
 - A-2B: One restroom
- Fire Suppression System
- Radiant In-Floor Heat

Utilities

- Three Phase Power
 - 277/480
- Natural Gas
- Water
- Septic System
- *Unit A-1 Shall be a common area and restroom servicing buildings without private restrooms*

Building D:

Features

- Warehouse: ~2,400 SF
- Overhead Door
 - 12' x 12'
- 1 Restroom
- HVAC
- Enclosed booth included ~550sf

Utilities

- Three Phase Power
 - 120/208
- Natural Gas
- Water
- Septic System

Building E:

- Enclosed Quonset Hut: ~2,800 SF
- 70' x 40'
- Overhead Door
 - 16' x 13' Horizontal Sliding
- Lights
- No heat or air conditioning

Utilities

- Electricity
 - 120/208 Three-phase

UTILITIES

- Water:
 - Domestic: Tri-County (970) 249-3369
 - Shared tap (A&D)
 - Irrigation: UVWUA (970) 249-6830
- Electricity:
 - DMEA: (877) 687-3632
 - One meter for Building A
 - One meter shared by D & E
- Natural Gas:
 - Black Hills Energy (800) 563-0012
- Fiber Internet and Phone: available but not installed
 - Elite Broadband (970) 209-1728. Currently being used by tenants
 - DMEA Elevate: (877) 687-3632
 - *Installation: Contact is Jason Martin for availability and scheduling.*

*** Owner would prefer to sell the entire property, but open to the option of subdividing, if needed.**

To sub-divide with the county of Delta, the process would likely take 3 to 6 months to complete.

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Information deemed reliable, but not guaranteed and should be verified



* Lot 2 General Information

* LOT 2 (~3.97 Ac). Includes Buildings B, C & F

Building B:

Features

- Warehouse: ~14,000 SF
- Overhead Doors
 - Four 16' x 16'
- Fire Suppression System
- Radiant In-Floor Heat

Utilities

- Three Phase Power
 - 277/480
- Natural Gas
- Water / Septic
 - No water In building
 - Septic is not connected to this building. In order to have running water, you will have to install a septic system or connect it to the existing septic system from Building A; if you purchase both lots

Building C: NOT ENCLOSED

Features

- Outdoor Workspace: ~6,000 SF
- Lights

Utilities

- Electricity

Building F: NOT ENCLOSED

Features

- Outdoor Workspace: ~10,000 SF
- Lights

Utilities

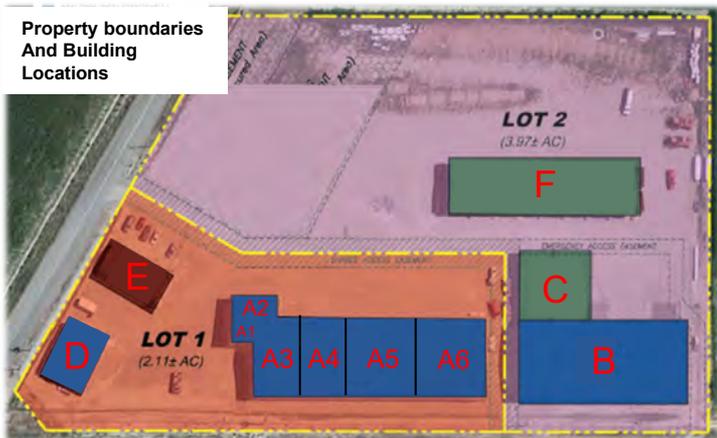
- Electricity

UTILITIES

- Water: No water to any of these buildings, as this time
 - Shared tap available, contact Tri-County Water (970) 249-3369
Tap will be
 - Irrigation Water: UVWUA (970) 249-6830
 - Shares will be determined, if the property is split
- Electricity:
 - DMEA: (877) 687-3632
 - Meter shared by B,C, & F
- Natural Gas:
 - Black Hills Energy (800) 563-0012
- Fiber Internet and Phone: available but not installed
 - Elite Broadband (970) 209-1728. Currently being used by tenants
 - DMEA Elevate: (877) 687-3632
 - Installation: Contact is Jason Martin. Time required determined by DMEA availability and scheduling.

* Owner would prefer to sell the entire property, but open to the option of sub-dividing, if needed. To sub-divide with the county of Delta, the process would likely take 3 to 6 months to complete.

Property boundaries
And Building
Locations



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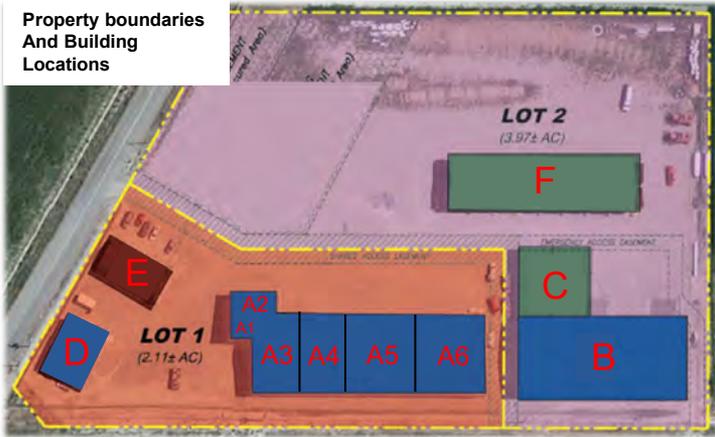
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* General Property Utility Information

This Information Applies To All Buildings On The Property

Property boundaries
And Building
Locations



*** Owner would prefer to sell the entire property, but open to the option of sub-dividing, if needed. To sub-divide with the county of Delta, the process would likely take 3 to 6 months to complete.**

- Additional Lease information available with NDA

General Property:

- Water:
 - Domestic Tri-County (970) 249-3369
 - Currently one tap, shared by A & D
 - No water in building E
 - At present, no water being used in lot 2 buildings (B,C & F). Water tap will be provided on Lot 2, if the property is sub-divided
 - Water to Fire Suppression system only, at this time.
- Irrigation
 - UVWUA (970) 249-6830
 - 6.1 Shares for entire property
 - Shares distribution TBD if lots are sold separately

•Electricity:

- DMEA: (877) 687-3632
 - Three meters are currently installed and being used
 - One meter for building A
 - One meter shared by B,C, & F
 - One meter is shared by D & E

• Natural Gas (800) 563-0012

- One meter presently installed for the entire property
 - If lots are purchased separately, a meter will need to be installed for Lot 2

•Fiber Internet and Phone:

- Elite Broadband (970) 209-1728. Currently being used by tenants
- DMEA Elevate: (877) 687-3632
 - Available but not installed. *For Installation: Contact is Jason Martin. Time required determined by DMEA availability and scheduling*

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Delta County Zoning Map



DRAFT Zone Districts

-  A-5
-  A-20
-  A-35
-  RI/C
-  UGA

Photo from Delta County Land Use Zoning Maps

-  Subject property is zoned "RI / C" Rural Industrial/Commercial
- Zoning regulations for are on the following page

All information deemed reliable, but not guaranteed. Contact Delta County: (970) 874-2120

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Boundary lines are approximate and should be verified



Zoning Breakdown* - RI /C

LAND USE CATEGORY / LAND USE	A35	A20	A5	RI/C	A2.5	RES 1
More than 10 Rentable Rooms (e.g., Resort, Conference Center Hotel, etc.)	C	L	L [*]	L [*]	L [*]	L [*]
Equestrian Facilities (training, arenas, horse boarding, etc.)	A	A	A	A	A	A
Outdoor Shooting Range ¹	L	L	C	C	—	—
Indoor Shooting Range ¹	L	L	L	L	L	L
Racetrack ¹	C	C	C	C	—	—
Paintball Course	L	L	L	L	—	—
Hunting, Fishing, or Watersports Club	A	A	L [*]	L [*]	L [*]	L [*]
Special Events (meeting standards) ¹	A	A	A	A	A	A
Event Venue, Special Events (not meeting standards) ¹	L [*]	L [*]	L [*]	L [*]	L [*]	L [*]
Campground/RV Park ¹	L [*]	L [*]	C	C	C	—
Parks, Passive Recreation	A	A	A	A	A	A
Golf Course	C	C	C	C	C	C
Commercial Outdoor Recreation	L	L	L	L	L	L
Theater	L	L	L	L	L	L
Outdoor Theater ¹	C	C	C	C	C	C
UTILITIES, COMMUNICATIONS, MINING, ENERGY, TRANSPORTATION, AND DISPOSAL CATEGORY						
Water or Wastewater Treatment Plant	C	C	C	C	C	C
Renewable Energy Facility (Personal Scale) ¹	A	A	A	A	A	A
Renewable Energy Facility (Commercial Scale) ¹	C	C	C	L [*]	—	—
Truck Stop / Truck Wash	C	C	C	L [*]	C	C
Airport, Airstrip, Landing Pad (Other) ¹	L [*]	L [*]	L [*]	L [*]	L [*]	L [*]
Salvage Yard ¹	C	C	C	C	C	C
Minerals Extraction / Quarry ¹	C	C	C	C	C	C
Oil and Gas Extraction & Support Services	Reserved (See Colorado Energy and Carbon Management Commission)					
Waste Transfer Station ¹	—	—	—	C	—	—
Landfill ¹	C	C	C	—	—	—
Hazardous Waste Landfill ¹	C	—	—	—	—	—

Legend:

■	A: Allowed
■	L: Limited Use
■	C: Conditional Use
■	Ln: Public Notice Required
■	—: Not Allowed

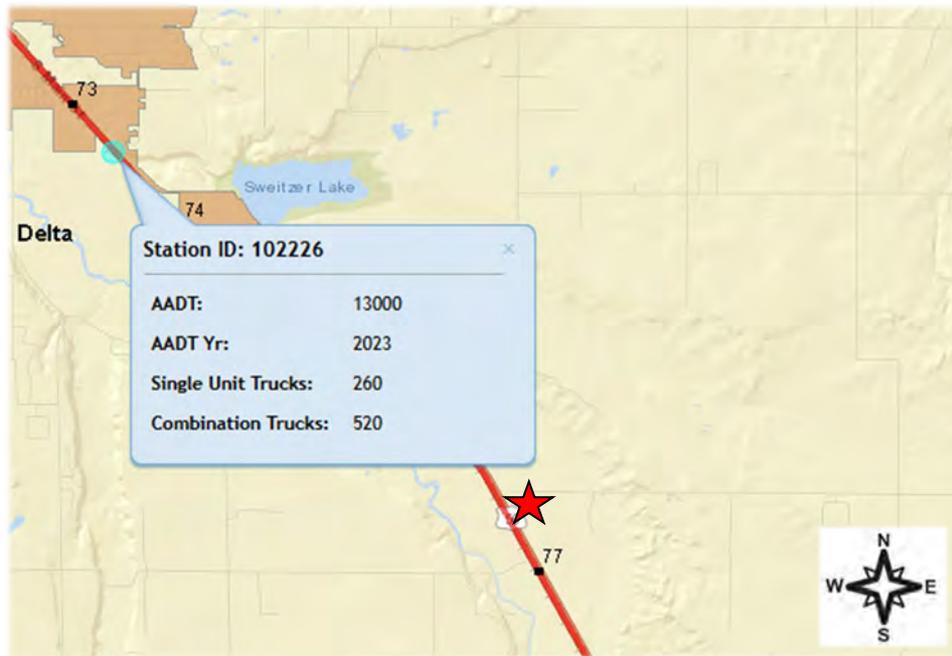
LAND USE CATEGORY / LAND USE	A35	A20	A5	RI/C	A2.5	RES 1
AGRICULTURAL SUPPORT AND RURAL INDUSTRIES LAND USE CATEGORY						
Farm Supply / Feed and Seed	L	L	L	A	L [*]	L [*]
Farmworker Housing ¹	L	L	L	L	L	L
Kennel (within standards) ¹	A	A	A	A	A	A
Kennel (exceed standards) ¹	L	L	L [*]	L [*]	L [*]	L [*]
Rural Light Industry	L	L	L	A	L [*]	L [*]
Rural Medium Industry (e.g., slaughterhouse, meat processing, sawmill) ¹	L [*]	L [*]	C	L [*]	C	C
Rural Heavy Industry (e.g., explosive, rock crushing, tannery) ¹	C	C	C	L [*]	—	—
Veterinary Hospital or Clinic	L	L	L	L	L	L
COMMUNITY LAND USE CATEGORY ¹						
Place of Assembly (up to 50 people)	A	A	A	A	A	A
Place of Assembly (51+ people)	L [*]					
Schools (up to 30 students)	A	A	A	A	A	A
Schools (31+ students)	L [*]					
Child Care Center (up to 13, non-related)	A	A	A	A	A	A
Child Care Center (13+, non-related)	C	C	C	A	C	C
Private Burials	A	A	A	A	A	A
Cemetery	C	C	C	C	C	C
COMMERCIAL LAND USE CATEGORY						
Retail Sales and Services (includes banks, real estate, etc.) ¹	L	L	L	A	L	L
Office	L	L	L	A	L	L
Restaurant ¹	L	L	L	A	L [*]	L [*]
Automobile Fueling or Service Station	C	C	C	L	C	C
Storage Facility (Indoor/Outdoor)	L	L	L	L	L	L
Home Business ¹	A	A	A	A	A	A
Home Business, impact to neighboring property ¹	L [*]					
AGRICULTURE LAND USE CATEGORY						
Agriculture, Agribusiness, Silviculture, Viticulture	A	A	A	A	A	A
INTENSIVE AGRICULTURE LAND USE CATEGORY¹						
Small Animal Feeding Operation (SAFO)	A	A	Ln	Ln	—	—
Medium Animal Feeding Operation (MAFO)	Ln	Ln	Ln	Ln	—	—
Concentrated Aquatic Animal Production (CAAP)	Ln	Ln	Ln	Ln	—	—
Large Animal Feeding Operations (LAFO)	Ln	Ln	—	Ln	—	—

* Taken from Delta County 2024 Land Use Code. Contact Delta County for more details: (970) 874-2120



Photo from Google Maps: Street View

★ **Approximate Property Location**



For more information contact Brian Killian with CDOT at: brian.killian@state.co.us

DAILY TRAFFIC (06/22/2023)

Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
P	13	12	15	11	34	122	273	427	451	451	512	514	528	530	527	581	646	677	435	248	194	151	87	38
S	15	9	11	22	58	145	455	564	492	481	479	499	516	538	514	519	612	522	360	248	172	60	41	29

P = Primary Direction: The direction of increasing mile posts (generally traffic heading to the north or east).

S = Secondary Direction: The direction of decreasing mile posts (generally traffic heading to the south or west).

FUTURE TRAFFIC (Projection Year 2044)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
102226	050A	73.36	80.289	13,000	2023	260	520	6	10	15,184

AADT: Annual average daily traffic is the total volume of highway vehicles for a year divided by 365 days. It is a useful and simple measurement of how busy the road is.

*Raw Data taken from <https://dtdapps.coloradodot.info/otis/TrafficData>

Recap

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- High Visibility
 - 13,000 average daily vehicles
 - 686 ft of highway frontage
- Newly Built
 - Majority constructed in 2019
- ~58,900 SF of building floor space
 - Five Current Structures
- Flexible Purchase Options
- Desirable Location and Zoning
 - Zoned Rural Industrial / Commercial

Listing Price:
\$3,175,000



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