

675 Industrial Blvd Units 102 & 103 Delta, CO 81416



COMMERCIAL LEASE INFORMATION PACKET



Joey Huskey ~ Renfrow Realty

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(970) 874-1500 / (970) 249-5001

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Information deemed reliable, but not guaranteed and should be verified.



AN RMCRE NETWORK PARTNER

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OFFICE/RETAIL SPACES FOR LEASE

675 Industrial Blvd #102 & #103
Delta, CO

Unit Number	Bldg. Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.
Unit 102	2,320	\$2,250	\$27,000	\$11.64
Unit 103	4,464	\$3,150	\$37,800	\$8.47
Both Units	6,784	\$5,200	\$62,400	\$9.20

Located in the Delta Industrial Park just off HWY 92, these spaces in the Grand Vista Professional Building are an excellent location for your business. There are multiple options currently available. Unit 102: Includes 320 sq. ft. (MOL) of office space and 2,000 sq. ft. (MOL) of warehouse space. The office space includes a reception area, one bathroom and one office. The warehouse is a large open space with two overhead doors.

Unit 103: Includes 3,600 sq. ft. (MOL) office space and a 864 sq. ft. (MOL) garage. This unit features an open floor plan, 2 ADA bathrooms, 2 offices, a conference room and a kitchen/break area.

Combined Option: Unit 102, 103, the garage and warehouse can be leased together.

Gross Lease: Landlord pays property taxes, Utilities, Landscaping and snow removal. Tenant is responsible for cleaning, internet and phone; and must carry 1m liability insurance. There is ample off-street parking for both units. Units are currently vacant and ready to be leased!

These units are located near a large commercial hub including national retailers such as Wal-Mart, Safeway, and Sherwin Williams.

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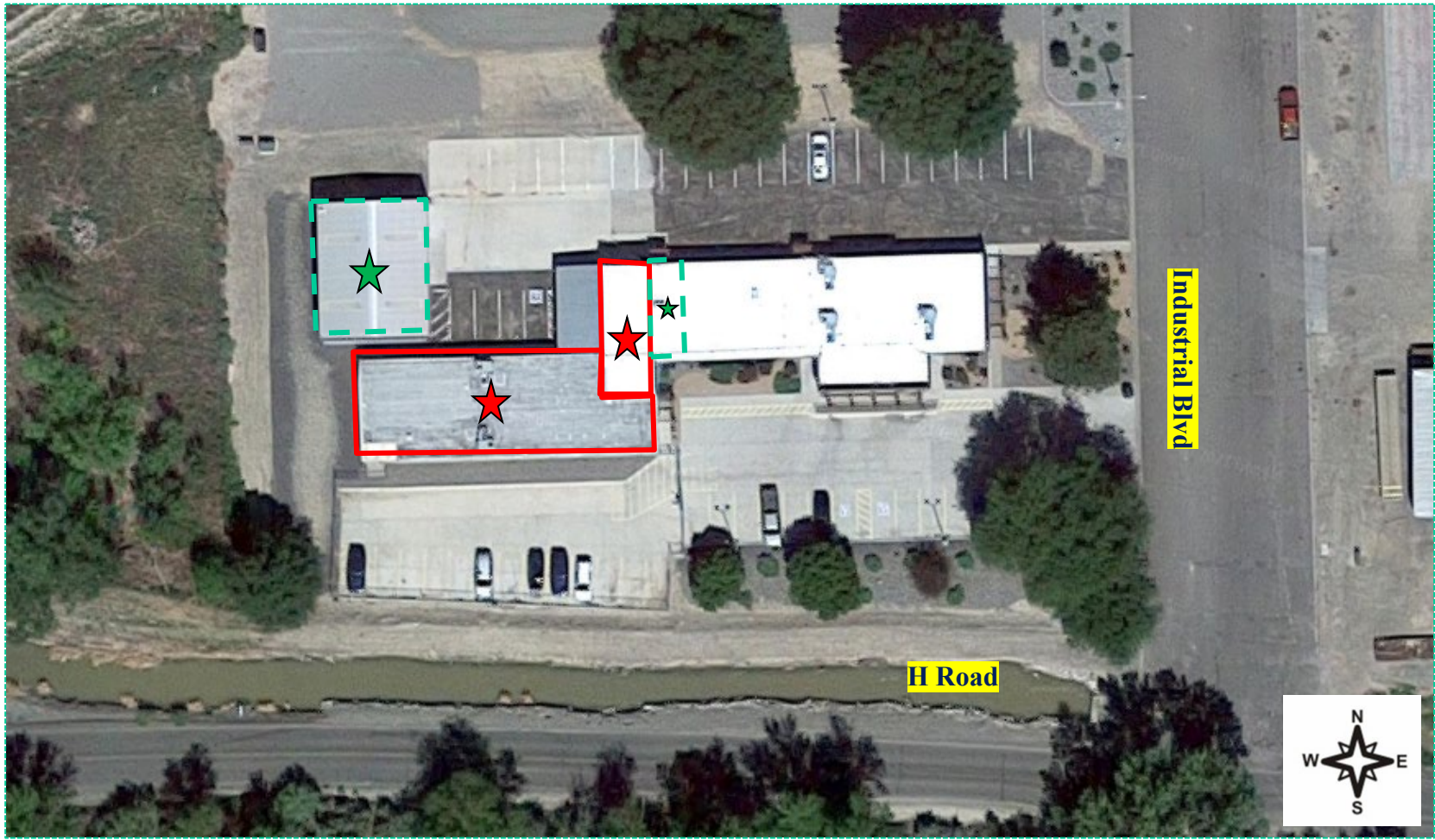
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Aerial Photo



(Boundaries are approximate and should be verified)

- ★ --- Unit 102 and Warehouse/Shop
- ★ --- Unit 103 and Garage



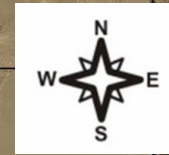
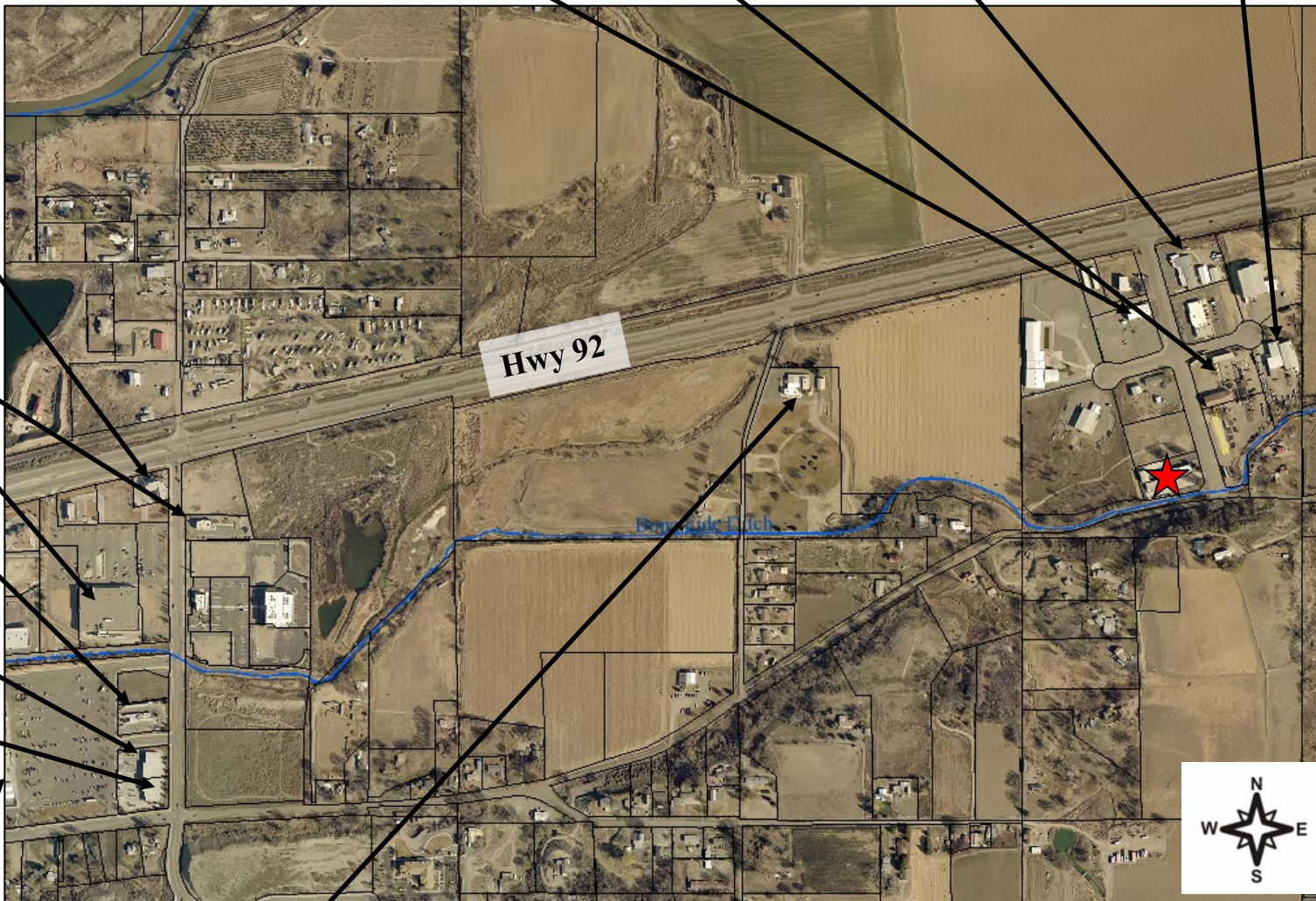
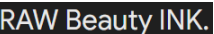
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Vicinity Map



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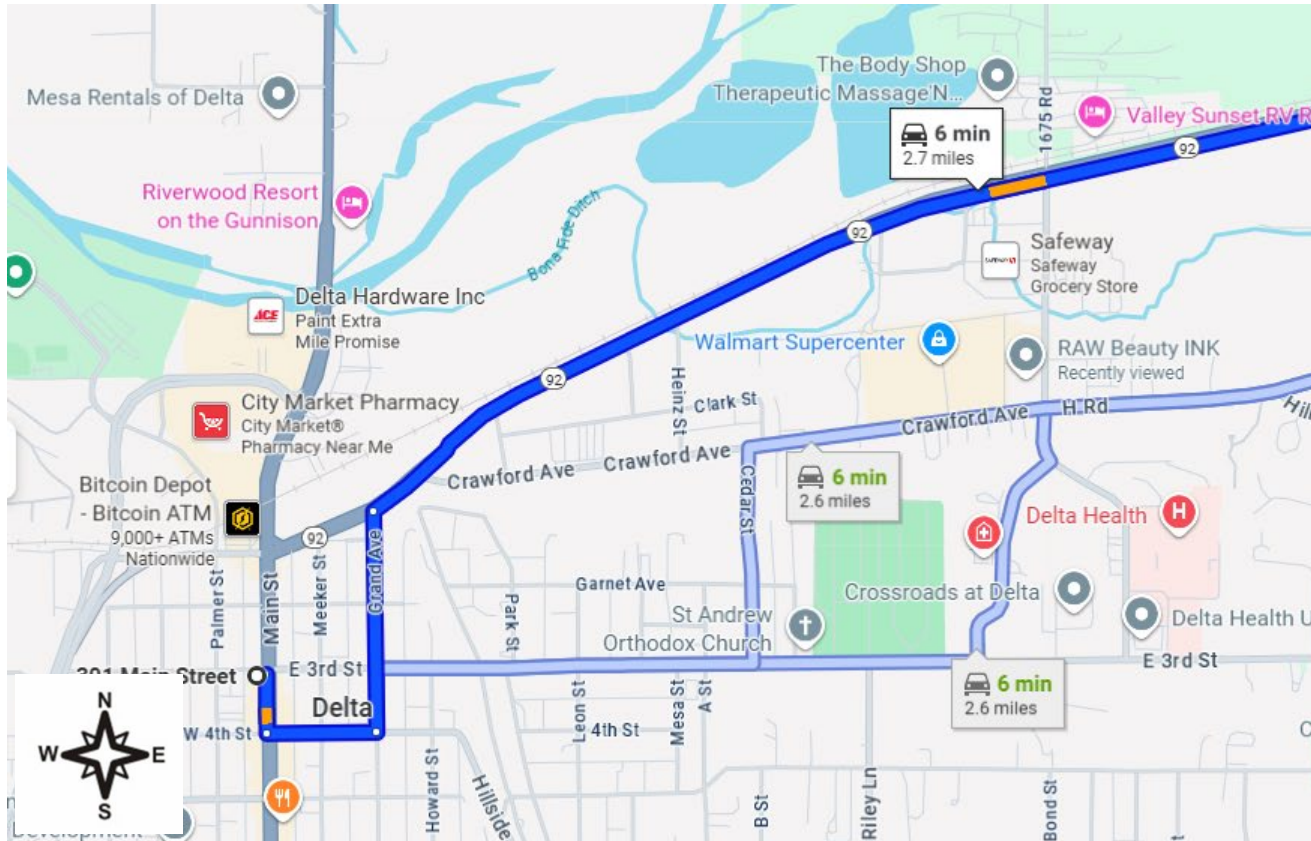
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Directions to Property

- Starting from Delta Chamber of Commerce, 301 Main St, Delta, CO 81416

- Ending at 675 Industrial Blvd, Delta, CO 81416



- 301 Main St**
Delta, CO 81416
- ↑ Head south on Main St toward W 4th St
436 ft
 - ← Turn left at the 1st cross street onto 4th St
0.2 mi
 - ← Turn left onto Grand Ave
0.3 mi
 - Turn right onto CO-92 E
1.9 mi
 - Turn right onto Industrial Blvd
Destination will be on the right
0.2 mi

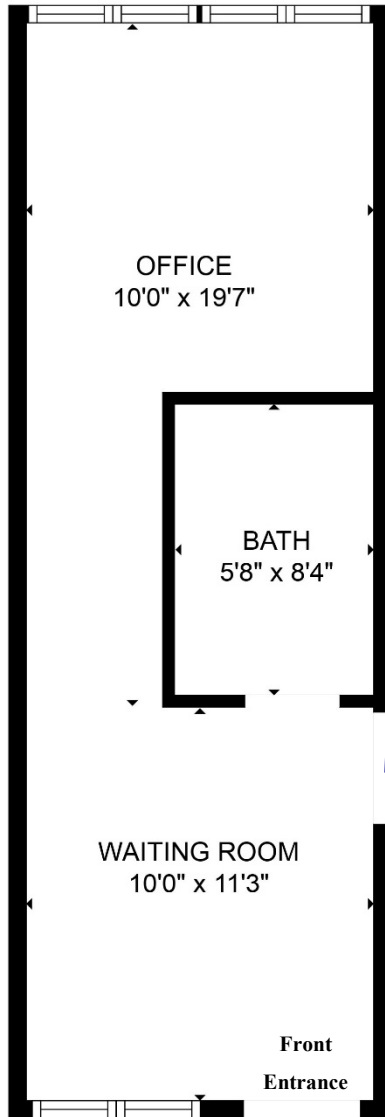
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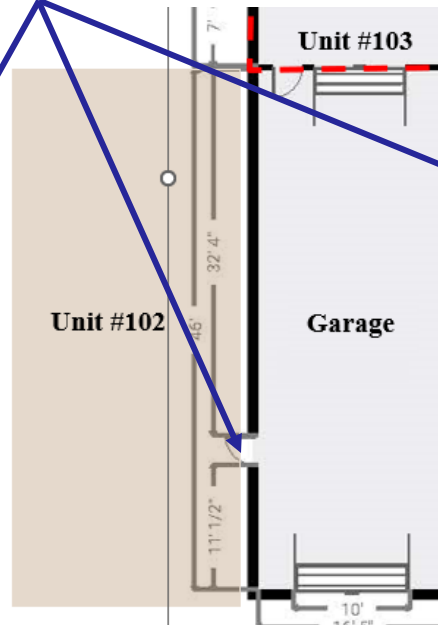
Unit 102 Office Floorplan



Door To Garage
for Unit 103
If you lease all of
the areas in the
offering, this door
will allow you to
access both units.

Property Specifics

- 320 sq.ft. (MOL) of office space
- 1 Office
- 1 Waiting Room
- 1 Restroom
- 2,000 Sq. Ft. (MOL) of warehouse space with two overhead doors



(Dimensions are approximate and should be verified)

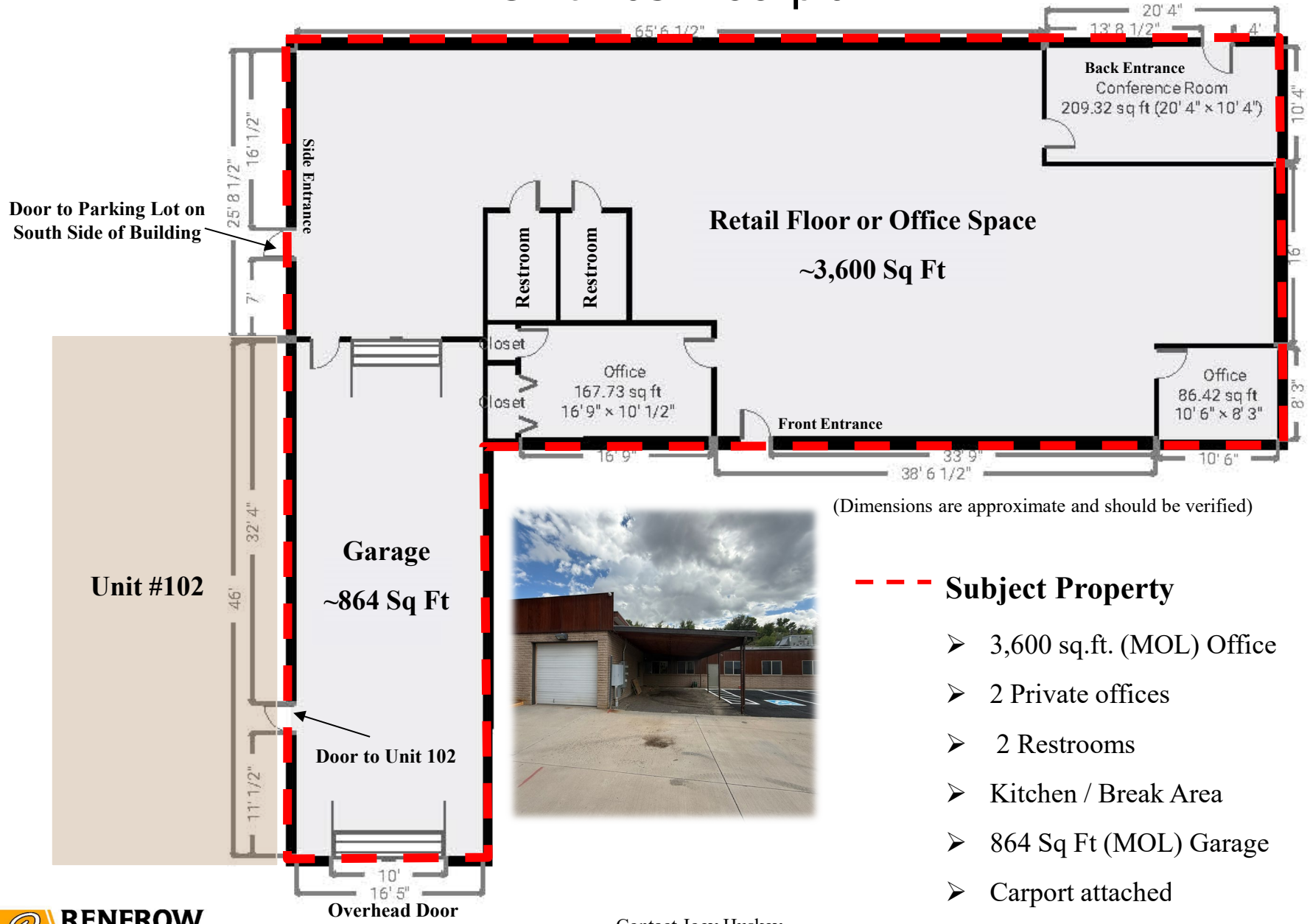
Unit 102 Photos



Warehouse



Unit 103 Floorplan



Door to Parking Lot on South Side of Building

(Dimensions are approximate and should be verified)



- - - Subject Property

- 3,600 sq.ft. (MOL) Office
- 2 Private offices
- 2 Restrooms
- Kitchen / Break Area
- 864 Sq Ft (MOL) Garage
- Carport attached



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Unit 103 Exterior Photos

Front Entrance



Entrance from Industrial Blvd



Unit 103 Photos



Front Shared Office



IT Closet

Kitchen / Break Area



Conference Room



Back Exterior Entrance

Back Private Office



Garage access,

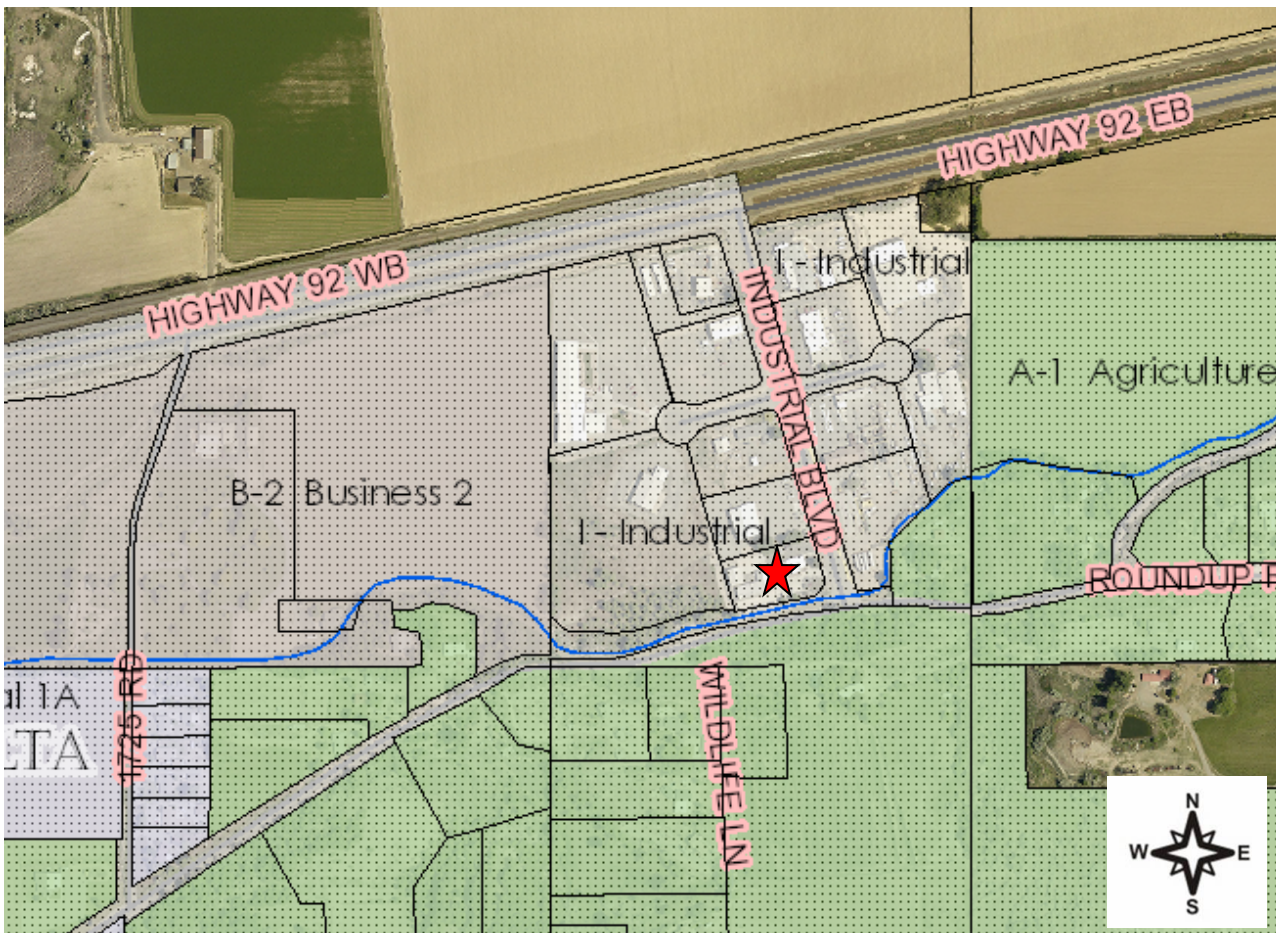
Men's ADA Restroom



Women's ADA Restroom



City Of Delta Zoning Map



CITY ZONING

- A-1 Agriculture
- B-1 Business 1
- B-2 Business 2
- B-3 Business 3
- B-4 Business 4
- C-1 Core Commercial
- C-2 Commercial/ Mixed Use
- C-2 PUD
- DR Developing Resource
- I-1 Industrial 1
- I-1 Light Industrial
- I-2 Heavy Industrial District
- I-2 Industrial 2
- IR - Industrial / Residential
- MHR - Mobile Home Residential
- MR-Medical / Residential

★ Subject property zoned – I-Industrial

*Zoning regulation details for this designation are on the following page

• Contact City of Delta Planning (970) 323-4335 for more information.



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Zoning Breakdown* for I-1 Industrial 1 District

A. INTENT: The purpose of the I District is to accommodate manufacturing, commercial, and most industrial uses which need adequate space, light, and air, and whose operations are quiet and clean provided that they do not create a nuisance to other property by reasons of dust, odor, noise, light, smoke,

vibrations or other adverse effects which cannot be effectively confined on the premises. This promotes the creations and maintenance of an environment which will serve the mutual interests of the community as a whole, of any adjacent residential areas and of the occupants of the industrial area.

B. USES BY RIGHT:

1. Uses which meet the intent of Subsection (A) and the performance standards of Subsection (C) of this Section, not including residential uses, are uses by right. Typical examples of such manufacturing and nonmanufacturing uses include warehouses, wholesalers, and manufacturing contained within

buildings and accessory retail sales.

2. Industrial uses, including those with accessory retail sales operations such as:

a. Manufacturing of any product.

b. Wholesaling of any product.

c. Warehousing and storage. (Excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions)

d. Bulk storage.

e. Processing of any manufactured product.

f. General service and repair of automobiles, trucks, farm implements and construction equipment.

g. Parking lots.

h. Fabrication of any product.

i. Agricultural products processing.

j. Offices.

k. Freight hauling facilities.

B. USES BY RIGHT (Continued from Left Column)

l. Sawmills or planing mills.

m. Aboveground fuel storage facilities for hazardous fuels.

n. Parks and open spaces.

o. Government buildings and facilities.

p. Public utility service facilities.

q. Electronic and telecommunications antennas, receivers and transmitters.

r. Accessory uses.

s. Sexually oriented business complying with the provisions of Chapter 8.32.

t. Greenhouses.

u. Medical marijuana testing facilities.

C. CONDITIONAL USES:

1. Any commercial or industrial use other than the uses by right which comply with the performance standards of Subsection D and are consistent with the intent of Subsection A above.

2. Automobile wrecking and salvage yards.

3. Junk yards.

4. Animal sales yards.

5. Mineral extraction and processing.

6. Trash disposal and recycling facilities.

7. Quarries and gravel operations.

8. Storage of non-fuel hazardous materials including explosives.

9. Medical marijuana cultivation

10. Medical marijuana products manufacturing.

11. Medical marijuana research and development.

12. Medical marijuana sales.

* Taken from City of Delta Zoning Regulations 2021. Contact Delta City Planning and Development for more information: 970-874-7909

General Information

UTILITIES

- Fiber Internet - Elevate (844) 386-8744
 - Installed
 - Elevate also offers phone service

PROPERTY SPECIFICS

- Unit 102 – HVAC for office space
 - Warehouse – suspended gas heater, No AC
- Unit 103 – HVAC for office space
 - Attached garage - suspended gas heater, No AC

Keypad on front door, Unit 103

Signage on Industrial Blvd at cost of tenant



View From Ind. Blvd



Warehouse Front

TERMS & CONDITIONS – GROSS LEASE

- Security deposit equal to one month's rent
- Landlord will pay:
 - All utilities to include, Electric, Gas, Sewer and Trash
 - Will pay for general maintenance of unit, landscaping and snow removal in front of unit
- Tenant will pay:
 - Internet and phone
 - Tenant will pay for cleaning of the unit(s)
 - Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insurance
- Possession
 - Upon signing of lease, submission of security deposit, first month's lease payment and proof of insurance

Recap

Unit Number	Bldg. Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.
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Unit 103	4,464	\$3,150	\$37,800	\$8.47
Both Units	6,784	\$5,200	\$62,400	\$9.20

- Many options available.
- Unit 102 is 2,320 Sq. Ft. (MOL) with office space and warehouse space
- Unit 103 is 4,464 sq.ft. (MOL) with large open office space and a garage
- Both units can be leased together
- Units are vacant, ready for move-in
- Zoned Industrial in the City of Delta

**Starting at
\$2,250/MO
Gross Lease**

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