

330 W 4th St.

Delta, Colorado 81416



Commercial Lease Information Packet



Joey Huskey or 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
www.RMCRE.org

Large Commercial Warehouse

330 W 4th St.
Delta, CO 81416

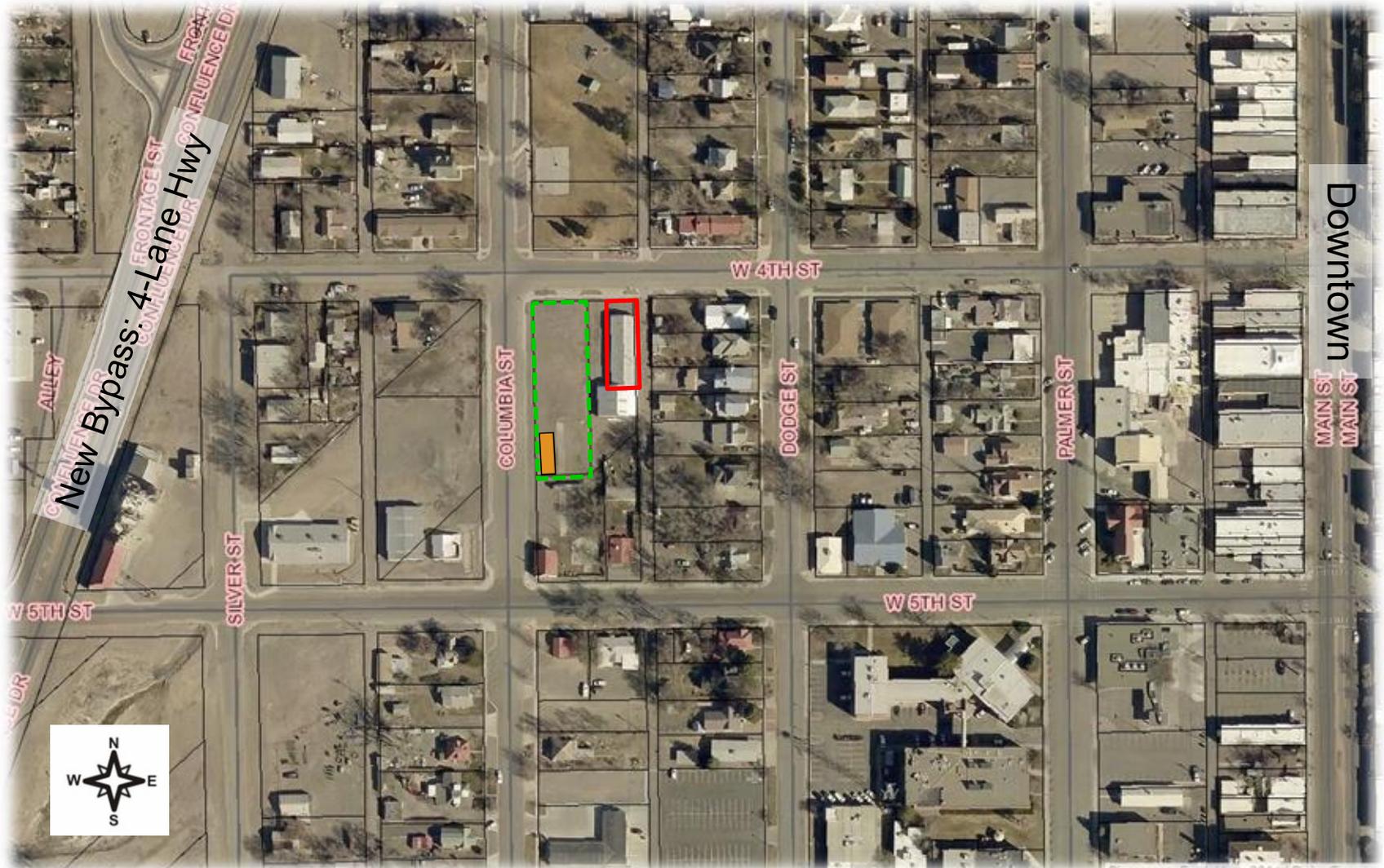


Building Sq. Ft. (MOL)	Acreage (MOL)	Monthly Lease	Annual Price per Sq. Ft.	Yearly Lease
3,600	0.10	\$900	\$3.00	\$10,800

Great Location Immediately Off Bypass!

~3,600 sq.ft. warehouse/storage building providing ample storage space. Building features one drive-in, overhead 10'x12' door, 15'3" ceilings, 220v power and concrete floor. No water, sewer or heat services. Without sewer, the city will not allow a commercial business to be run from this location. Zoned B-3 in the City of Delta. Located near downtown and just off new bypass. Adjusted gross lease; tenant pays utilities (electric only), liability insurance, and must take care of all landscaping and snow removal.

Aerial Photo



- Warehouse Building
- - - - - Yard Space – not included

Photo from Delta County GIS/Eagleview

(Boundaries are approximate and should be verified)

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View From Above

 ~3600 sq. ft. building with yard space in front of unit

Not included in lease

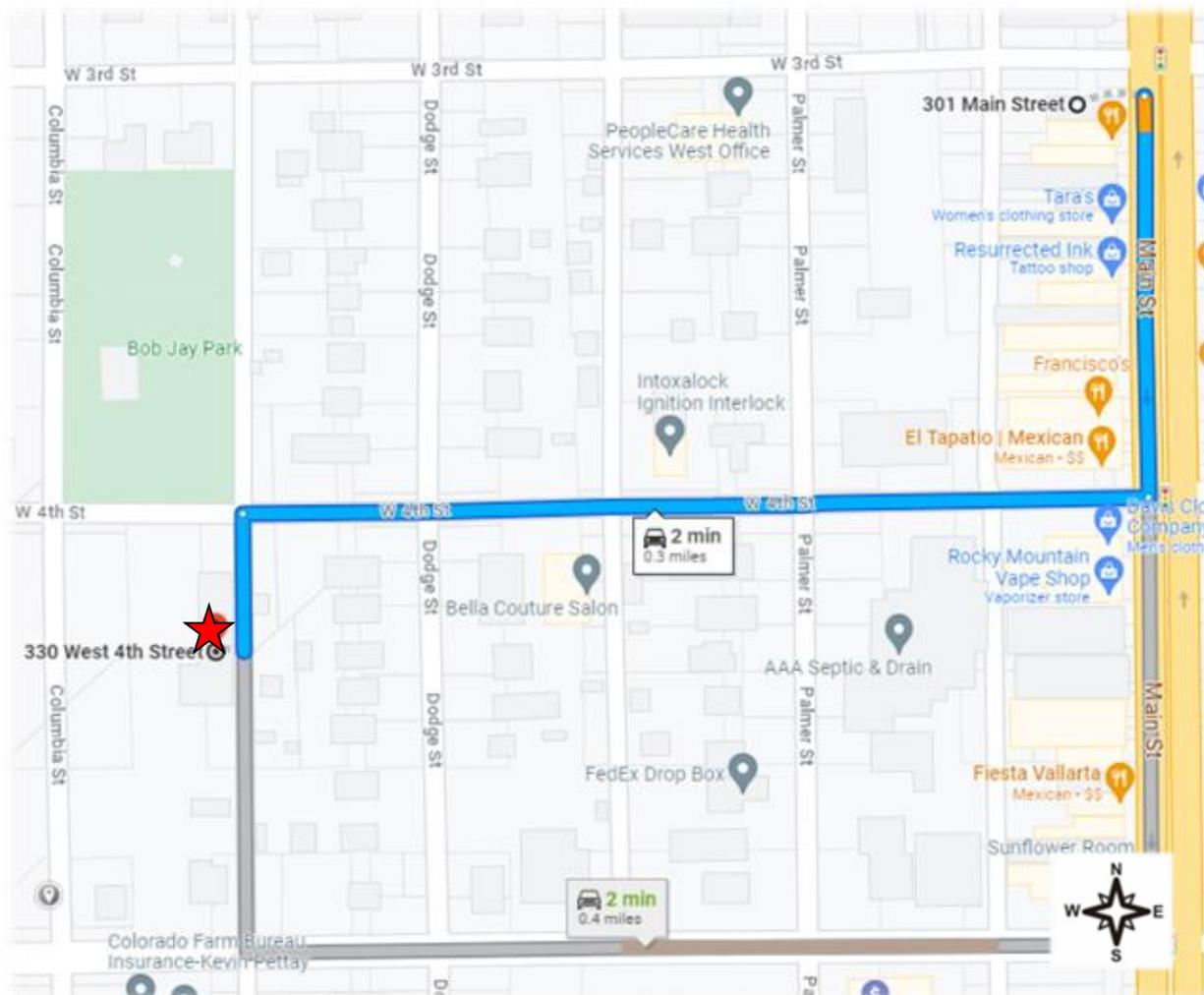
-  .5 Acre Yard Space with Concrete Pad
-  Common Area, not for lease
-  Fully fenced lot

(Boundaries are approximate and should be verified)



Directions to Property

Starting from Delta Area Chamber of Commerce
301 Main St., Delta, CO



- ↑ Head south on Main St toward W
436 ft
- ↪ Turn right at the 1st cross street onto W 4th St
0.2 mi
- ↶ Turn left
151 ft
- i** Destination will be on the right

330 W 4th St
Delta, CO 81416



Property Pin:
Directions Via Google Maps

Information from Google Maps

 Subject Property

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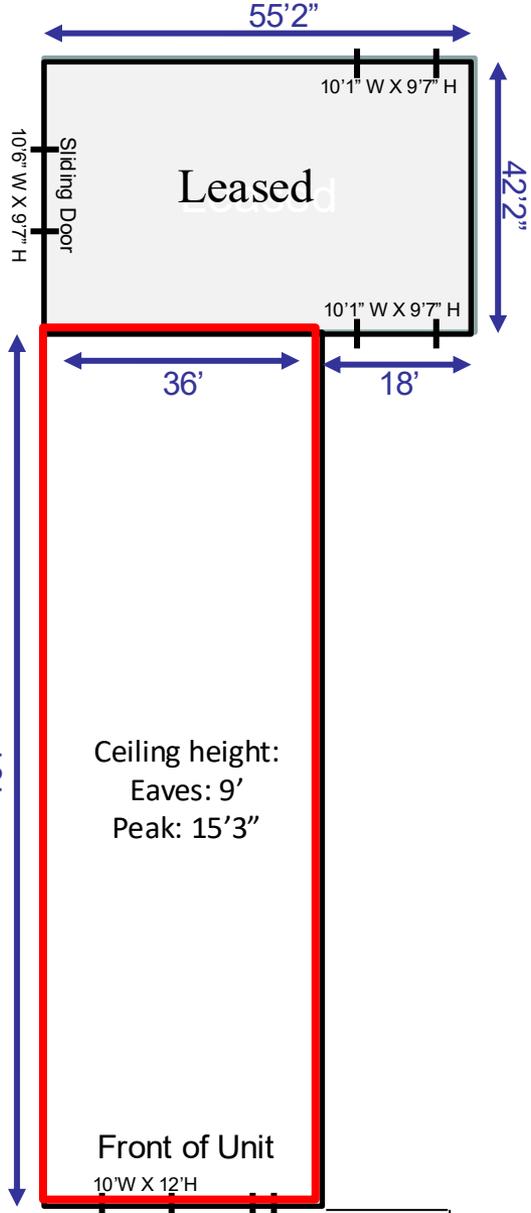
Photographs



Ceiling height:
Eaves: 9'
Peak: 15'3"



Floorplan*



Subject Property



Alley

Fenced Yard Leased

Columbia St

← Downtown

W 4th St

Bypass →

*Dimensions are approximate and should be verified



General Information

UTILITIES

- Water: none to property
- Sewer: none to property
- Electricity: City of Delta Utilities (970) 874-7908
 - Power and lighting inside the building (220v power)
- Natural Gas: Black Hills Energy (800) 563-0012
 - Not currently put in, but is stubbed next to building if tenant needs to install



LEASE TERMS & CONDITIONS

- Adjusted Gross Lease
 - Tenant shall pay utilities (currently electric only)
 - Tenant is responsible for landscaping and snow removal of leased unit
 - Tenant shall maintain a \$1M Liability policy naming landlord as additionally insured
 - Landlord shall pay property tax, building insurance
- Security deposit equal to first month and last month's rent
- Possession – Upon execution of lease, proof of insurance and payment (security deposit and first month rent)

OTHER

- Building is not insulated
- No heat or air

EXCLUSIONS

- Owner's Personal Property



City of Delta Zoning Map



Zoning Parcels June 2022

-  A-1 Agriculture
-  B-1 Business 1
-  B-2 Business 2
-  B-3 Business 3 ←
-  I - Industrial
-  IR - Industrial / Residential
-  MHR-Mobile Home Residential
-  MR-Medical / Residential
-  OR-Office / Residential
-  R-1 Residential 1
-  R-1A Residential 1A
-  R-2 Residential 2
-  R-3 Residential 3
-  R-4 Residential 4
-  R-R Rural Residential

Photo from Delta County GIS/Eagleview

- ★ Subject property is zoned B-3 in the City of Delta
 - Zoning regulations for B-3 includes uses-by-right for B-1
 - Zoning breakdown is on the following page
 - For more information please call the City of Delta at (970) 874-7903

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Zoning Breakdown* - B-3 District

A. INTENT: The intent of B-1 District is to establish and preserve a central business district convenient and attractive for a wide range of retail uses and business, government and professional offices and places of amusement in a setting conducive to and safe for a high volume of pedestrian traffic.

B. USES BY RIGHT:

1. Retail stores, business and professional offices and service establishments which cater to the general shopping public.
2. Libraries and museums.
3. Government buildings and facilities.
4. Public utility service facilities.
5. Private and fraternal clubs.
6. Theaters and places of amusement.
7. Restaurants and taverns.
8. Depots.
9. Churches (off-street parking required).
10. Child care facilities (off-street parking required).
11. Hotels and motels (off-street parking required).
12. Parking lots and garages.
13. Single family homes, duplexes, dwelling units in buildings containing other uses, and multiple family residences (off-street parking required).
14. Schools (off-street parking required).
15. Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied.
16. Funeral homes (off-street parking required).
17. Parks and playgrounds.
18. Accessory uses.
19. Adult care facilities (off-street parking required).

C. CONDITIONAL USES:

1. Small manufacturing operations which meet the following criteria in addition to the criteria of Section 17.04.250:
 - a. The manufacturing activities shall be totally enclosed within a building.
 - b. All storage of equipment, supplies, materials and inventory shall be within an enclosed building. No exterior storage is allowed.
 - c. Trucks, trailers and other vehicles shall not be parked on the public street. No more than one shipment operation may occur per day.
 - d. The activity shall not result in any public or private nuisance.
 - e. Off street parking is required.
2. Antennae for "personal wireless services" as defined in 97 USC 332(c)(7).

D. The following uses are not to be construed as a "use by right" or a "conditional use" in the B-1 District.

1. Farm implement sales or service establishments.
2. Mobile home sales or service establishments.
3. Feed storage or sales establishments.
4. Veterinary clinics.
5. Construction or contractors' equipment storage facilities.
6. Machine and welding shops.
7. Aboveground storage of hazardous fuels.
8. Manufacturing and industrial uses except as authorized above.
9. Storage facilities.
10. Vehicle sales and service establishments.
11. Gas stations.
12. Car washes.

A. INTENT: The B-2 District is intended for a large variety of uses to conveniently serve customers. (It shall include all areas previously classified before November of 2011 as being within the B-4 District.)

B. USES BY RIGHT:

1. Those listed in the B-1 District as "uses by right."
2. Laundromats.
3. Bowling alleys.
4. Car washes.
5. Rental storage units with a maximum rental unit size of three hundred (300) square feet.
6. Veterinary clinics or hospitals for small animals.
7. Nursing homes, sanatoriums, and hospitals.
8. Retail building material supply businesses.
9. Gas stations and vehicle repair businesses.
10. Farm implement and vehicle sales and service establishments.
11. Wholesale distribution.
12. Greenhouses.

C. CONDITIONAL USES:

1. Those "conditional uses" listed for the B-1 District not listed as a use by right in (B) above, except small manufacturing specified in Subsection 17.04.140(C)(1).
2. Travel home parks.
3. Small manufacturing operations which meet the following criteria in addition to the criteria of Section 17.04.250:
 - a. The manufacturing activities shall be totally enclosed within a building.
 - b. All storage of equipment, supplies, materials and inventory shall be within an enclosed building. No exterior storage is allowed.
 - c. Trucks, trailers and other vehicles shall not be parked on the public street.
 - d. The activity shall not result in any public or private nuisance.
 - e. Off street parking is required.
4. Mobile home sales establishments.
5. Medical marijuana cultivation
6. Medical marijuana sales

D. The following uses are not to be construed as a "use by right" or "conditional use" in the B-2 District:

1. Bulk Feed and storage and sales establishments.
2. Veterinary clinics or hospitals for large animals.
3. Construction and contractor's equipment storage facilities.
4. Machine and welding shops.
5. Aboveground storage facilities for hazardous fuels.
6. Manufacturing and industrial uses except as specifically allowed above.
7. Storage facilities (small rental storage units are allowed).

A. INTENT: The B-3 District is intended for a large variety of uses that require large storage areas to conveniently serve customers.

B. USES BY RIGHT:

1. Uses listed as "uses by right" in the B-1 and B-2 Districts.
2. Electronic and telecommunications antennas, receivers and transmitters.
3. Mobile home sales or service establishments.
4. Machine and welding shops.
5. Large equipment rental businesses.

6. Feed storage and sales establishments.
7. Construction and contractors' office and equipment storage facilities.
8. Aboveground fuel storage facilities for hazardous fuels.
9. Warehouses and storage facilities. (Excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions)
10. Veterinary clinics or hospitals for large animals.
11. Medical marijuana testing.

C. CONDITIONAL USES:

1. Uses listed as conditional uses in the B-1 and B-2 Districts not listed as a specified Use by Right in (B) above.
2. Manufacturing not allowed as a Use by Right in (B)(1) above.
3. Storage of non-fuel hazardous materials including explosives.
4. Medical marijuana products manufacturing.
5. Medical marijuana research and development.

D. PERFORMANCE STANDARDS:

1. No use shall be established, maintained, or conducted in any B-3 District that will result in any public or private nuisance.
2. No Factory Built Housing, except for Allowed Modular Housing as defined in Section 17.04.020(A)(9), shall be authorized. Any Allowed Modular Unit(s) must be permanently attached to an engineered foundation and properly connected, completed and inspected on site in accord with the reasonably applicable provisions of Chapter 15.04 of the Delta Municipal Code as outlined in the pertinent building permit.
3. Rental storage operations must meet the criteria set out in Subsection 17.04.150(E)(3).
4. With regard to storage of explosives, chemicals and other allowed hazardous materials (excepting stored fuels), the following additional performance standards shall apply:
 - a. No materials shall be allowed other than those that are identified, classified and regulated by a State or Federal agency.
 - b. No materials shall be allowed where a regulatory agency is found to lack significant and regular oversight adequate to ensure compliance with respective regulations.
 - c. No materials shall be allowed without adequate separation from existing and/or potential future habitable sites or structures.
 - d. In all cases, conditional use approvals shall be limited to the specified owner and the specific location, type and operation of all facilities approved for the conditional use. Any changes in ownership, location of or specified type or operation of facilities will constitute revocation of the conditional use.
5. Greenhouses.
 - a. No noise, dirt, smoke, or odor shall be observable from Greenhouses.
 - b. All lighting fixtures shall be shielded so that the light source is not directly visible off the premises.
6. Medical marijuana facilities must be licensed through the State of Colorado and the City of Delta and shall comply with the following additional standards (multiple licenses may be allowed on a single parcel):
 - a. No noise, dirt, or smoke shall be observable off of the premises.
 - b. no owner of real property or person in charge thereof shall allow, permit or cause the odor of marijuana to emanate from that premises to any other property.
 - c. All outdoor lighting fixtures shall be shielded so that the light source is not directly visible off the premises.
 - d. No medical marijuana facility shall be located within one hundred feet (100') of any dwelling unit, except for dwelling units located within the A-1 District on the same property.
 - e. Must be fully enclosed by a building or structure including a roof.
7. Medical marijuana research and development that does not require a license shall be subject to the same performance standards set forth above in Sections 6(a) through (e).

* Taken from City of Delta Zoning Regulations 2021
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Map of Vicinity



Confluence Lake

HWY 50

HWY 92

Confluence Dr

MAIN ST



★ Subject Property

(boundaries are approximate and should be verified)



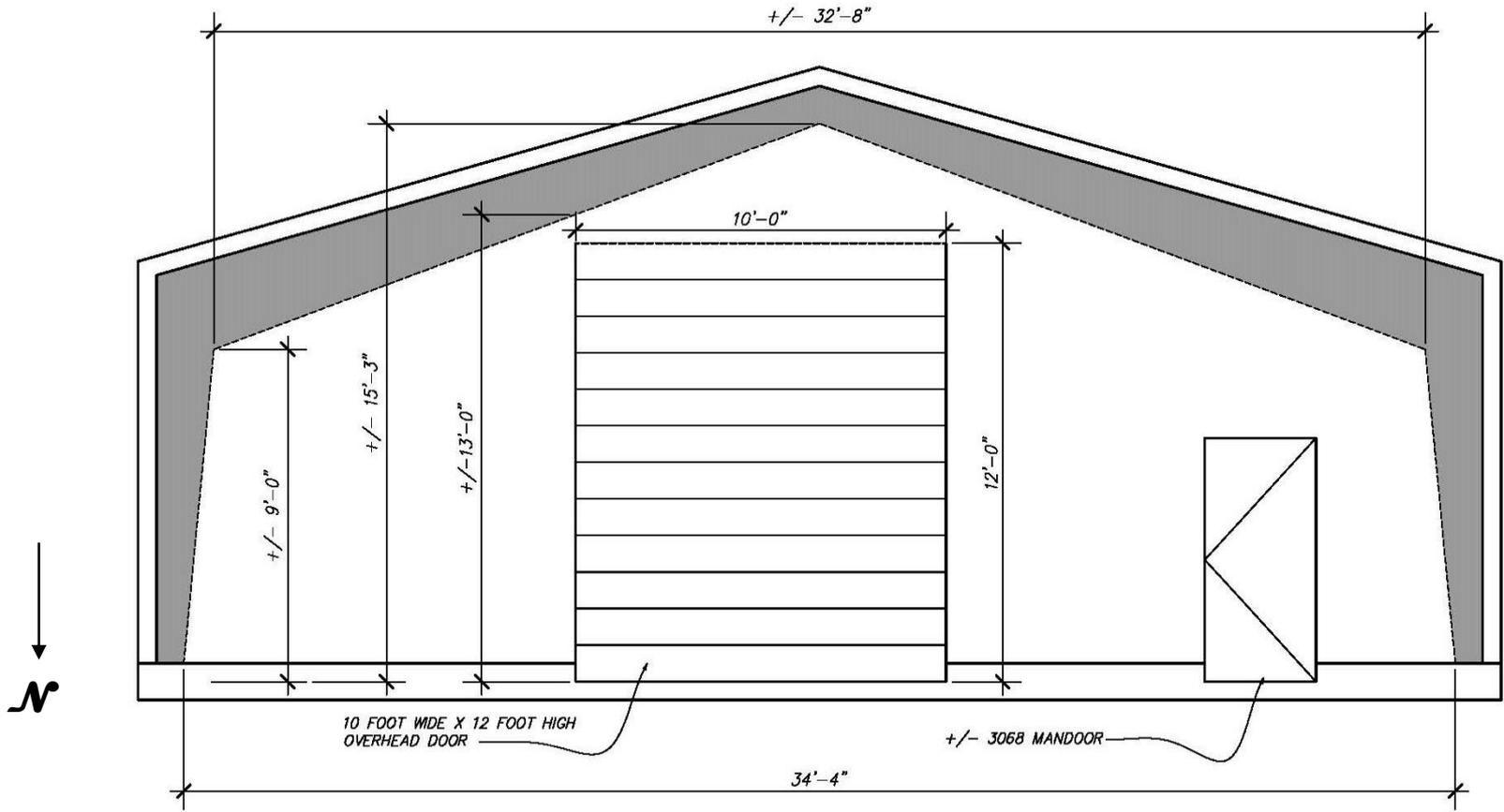
Police Department
Combined Courts

COMMERCIAL

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Frontside Sketch



W 4th St

Building Sq. Ft. (MOL)	Acreage (MOL)	Monthly Lease	Annual Price per Sq. Ft.	Yearly Lease
3,600	0.10	\$900	\$3.00	\$10,800

- ~3,600 sq.ft. warehouse/storage with 10' x 12' overhead garage door
- 0.5-acre yard space
- 40' x 8' storage container
- New security fence around property
- Just off of new Bypass
- Zoned B-3 in the City of Delta
- Off-street parking



\$900/mo
Adj. Gross

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