

# 18668 B50 Rd Delta, Colorado 81416

MLS # 821216, 819924,  
819925 & 819926



## COMMERCIAL LEASE INFORMATION PACKET



Rev J

Joey Huskey \* Renfrow Realty

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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified

Member of:



RMCRE NETWORK PARTNER  
[www.RMCRE.org](http://www.RMCRE.org)

**18668 B50 Rd  
Delta, CO**

MLS#	Building	Bldg Sq.Ft. (MOL)	Base Rent / MO	Base Yearly \$ / Sq.Ft.	~ NNN / MO	Monthly Total
821216	A - 6	6,026	\$2,762.00	\$5.50	\$824.25	\$3,586.25
819924	B & C	20,000	\$7,500.00	\$4.50	\$2,735.65	\$10,235.65
819925	E	2,800	\$950.00	\$4.07	\$382.99	\$1,332.99
819926	F	10,000	\$1,666.67	\$2.00	\$1,367.82	\$3,034.49

## Property Executive Summary

### Recently Built Premium Warehouse Space For Lease!

Come explore this high-visibility warehouse with access directly off Highway 50 just north of the Montrose / Delta County border. Featuring high-grade industrial warehouse and manufacturing space, the property also showcases ample covered storage, and several legacy buildings offering additional warehouse and storage space. Building A & B 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 property allows for flexible lease opportunities to be serviced by a ~ 703 sq ft common area in building A. 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.



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# Aerial Photo



Photo from Delta County GIS



Rev J

----- 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**

### Owner Information

**Owner Name:**

ECOGEN BIOSCIENCES PRODUCTION CENTER LLC

### Tax Information

<b>2024</b>	<b>\$39,452.56</b>
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### Assessment Information

<b>Actual (2025 )</b>	<b>\$3,060,396</b>
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Type	Actual	Sq Ft	Acres
Improvements	\$2,883,467	57,255	
Land	\$176,929		6.101

\*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

### Legal Description

**Parcel Number:** 349517400017

**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

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

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

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

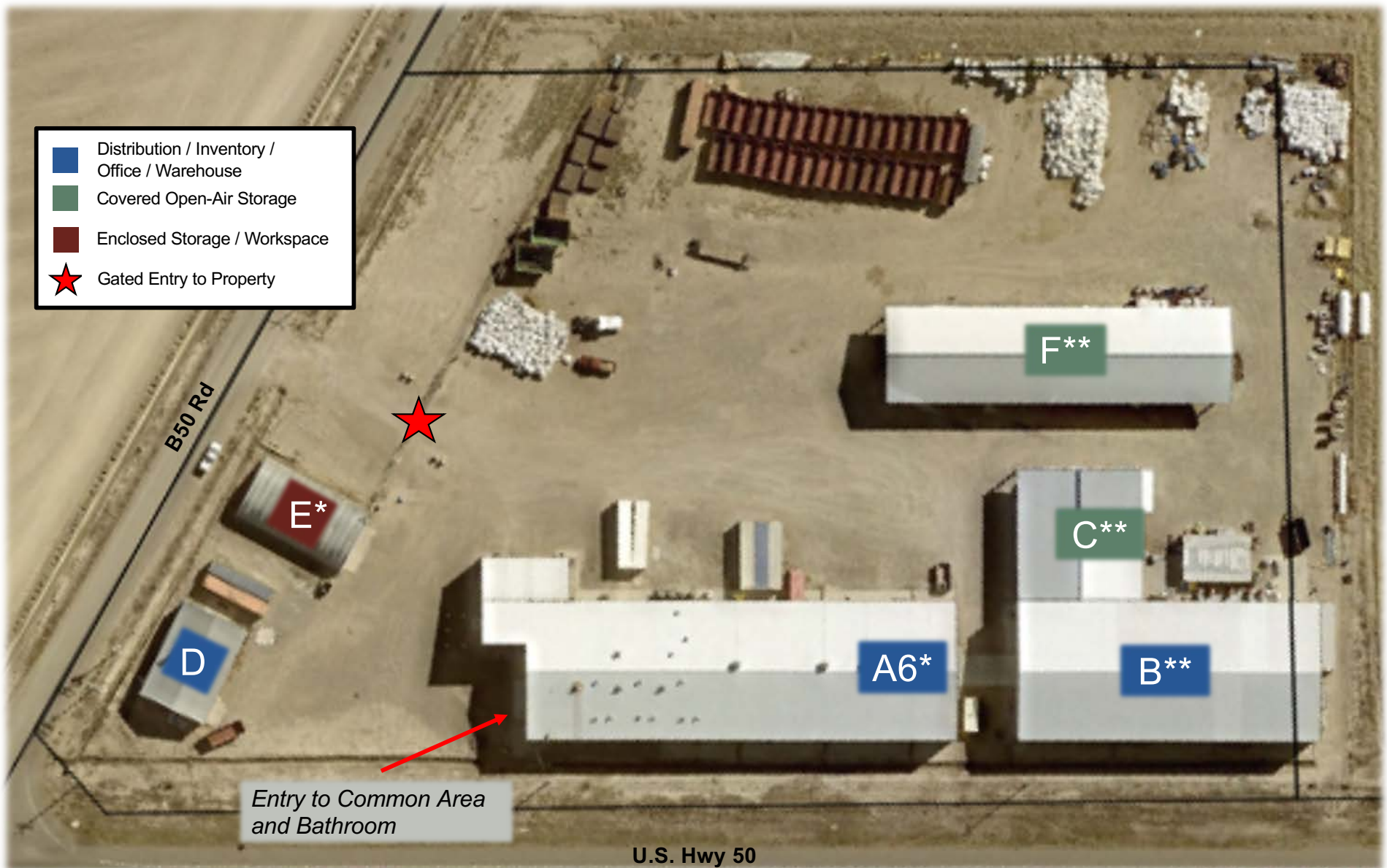
**Building D:** Built 1974 (~2,400 Sq Ft)

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

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



# Property Layout



**\*Available**

**\*\*Currently under contract – call listing office for additional information and availability**

*All boundaries are approximate and should be verified*

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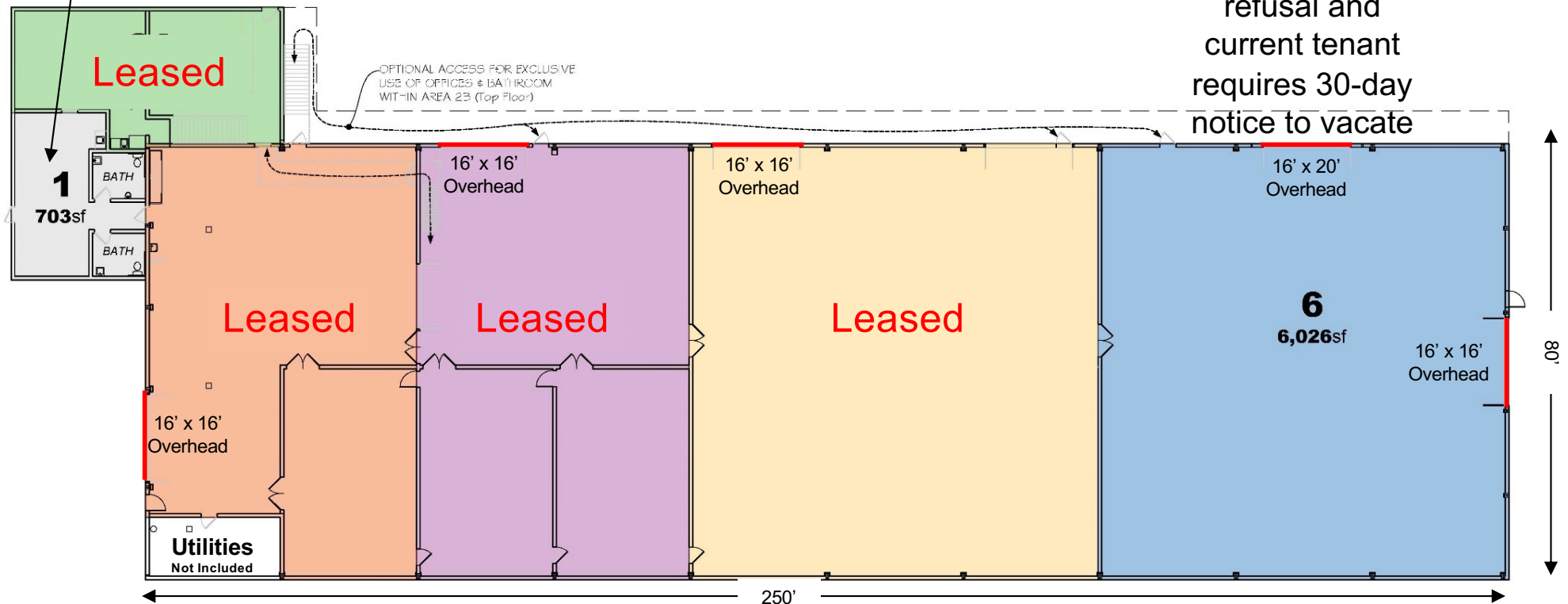


## Building A – 6 Photos



# Floorplan Building A

Common area  
2 restrooms and open space  
703 sq ft MOL



*All measurements and area calculations are approximate and should be verified*

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# Building B Photos

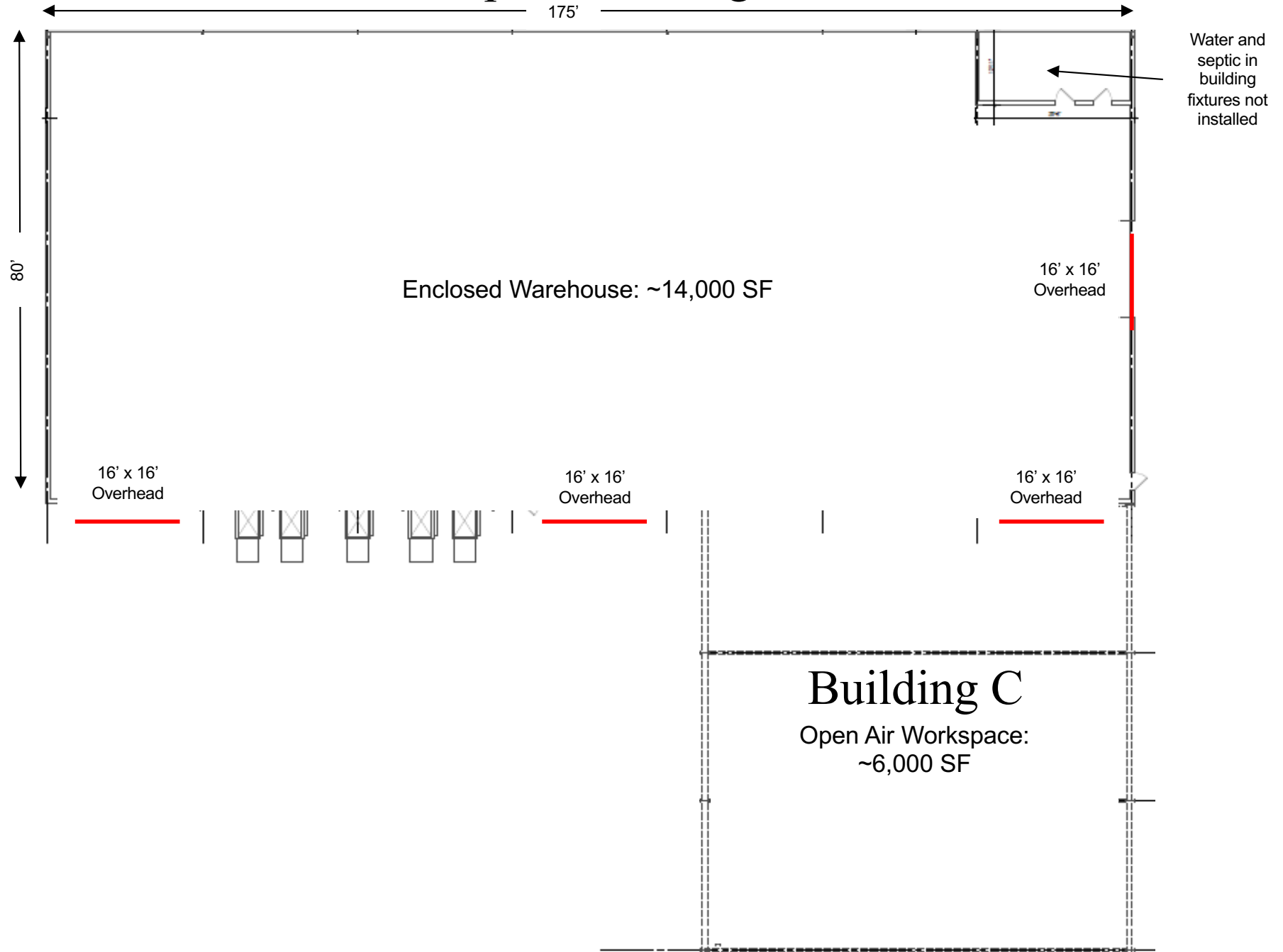


Building C: Open air storage



# Floorplan Building B

MLS # 821216, 819924,  
819925 & 819926



*All measurements and area calculations are approximate and should be verified*

Information deemed reliable but not guaranteed and should be verified.



# Additional Photos



Building E: Enclosed Quonset Hut



Building F: Open-air storage



# Property General Information

MLS # 821216, 819924,  
819925 & 819926

## Building A: ~23,700 SF Unit A6 is available

**Units A2, A3, A4 & A5 Occupied**

### A1: Common Area

#### Features

- ~703 SF Common area to be shared with units without a restroom
- Two restrooms
  - Septic System

### A6\*\*

#### Features

Warehouse: ~6,026 SF

- Overhead Doors
  - One 16' x 16'
  - One 16' x 20'
- Fire Suppression System
- Evaporative Cooling
- Radiant In-Floor Heat

#### Utilities

- Three Phase Power
  - 277/480
- Natural Gas

**\*\*A6 is available with a first right of refusal and current tenant requires 30-day notice to vacate**

## 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
  - No Water / Septic in this area
    - Available, but not installed

## Building C: **NOT ENCLOSED**

### Features

- Outdoor Workspace: ~6,000 SF
- Lights

### Utilities

- Electricity

## Building E:

- Enclosed Quonset Hut: ~2,800 SF
- 70' x 40'
- Access Door
  - 16' x 12' Horizontal Sliding
- Electricity – 220 outlets
- No heat installed. No insulation in the building

### Utilities

- Three Phase Power
  - 120/208

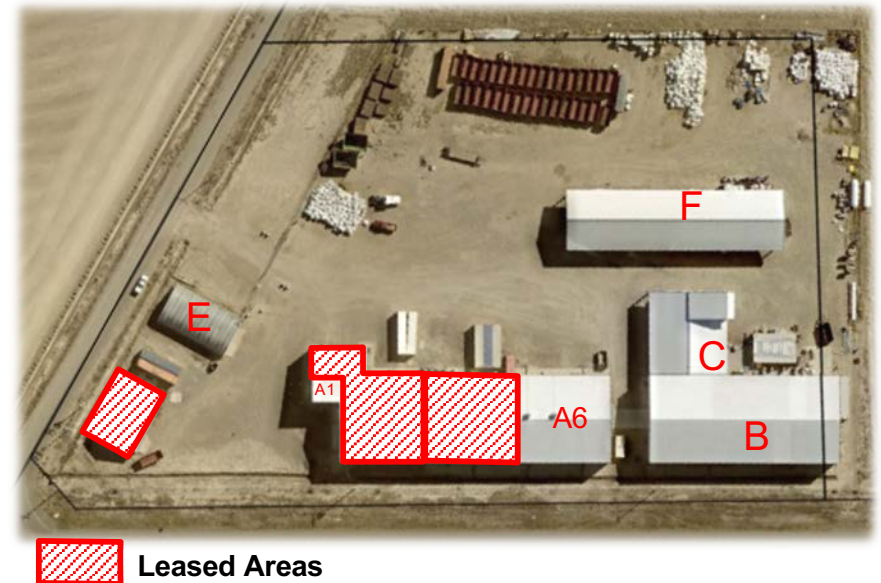
## Building F: **NOT ENCLOSED**

### Features

- Outdoor Workspace: ~10,000 SF
- Lights

### Utilities

- Electricity
- Three Phase Power
  - 208/277/480



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# Lease General Information

## LEASE INFORMATION: TERMS & CONDITIONS

- ***There is a First Right of Refusal on A6 and current tenant requires 30-day notice to vacate***
- Security deposit equal to one month's rent
- NNN Lease: Current NNN Charges \$1.62 / SF / Year: Adjusted at the first quarter of every year
  - Tenant pays NNN fees which cover building taxes, building insurance, common area maintenance, water, natural gas, septic, landscaping, gate, and property maintenance
  - NNN fees additionally include electricity but shall be further assessed on excess usage, if applicable
  - Tenant is responsible their own internet, trash service, and winter snow removal
  - Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insured
- Possession
  - Upon signing of lease, submission of security deposit, first month's lease payment, and proof of insurance



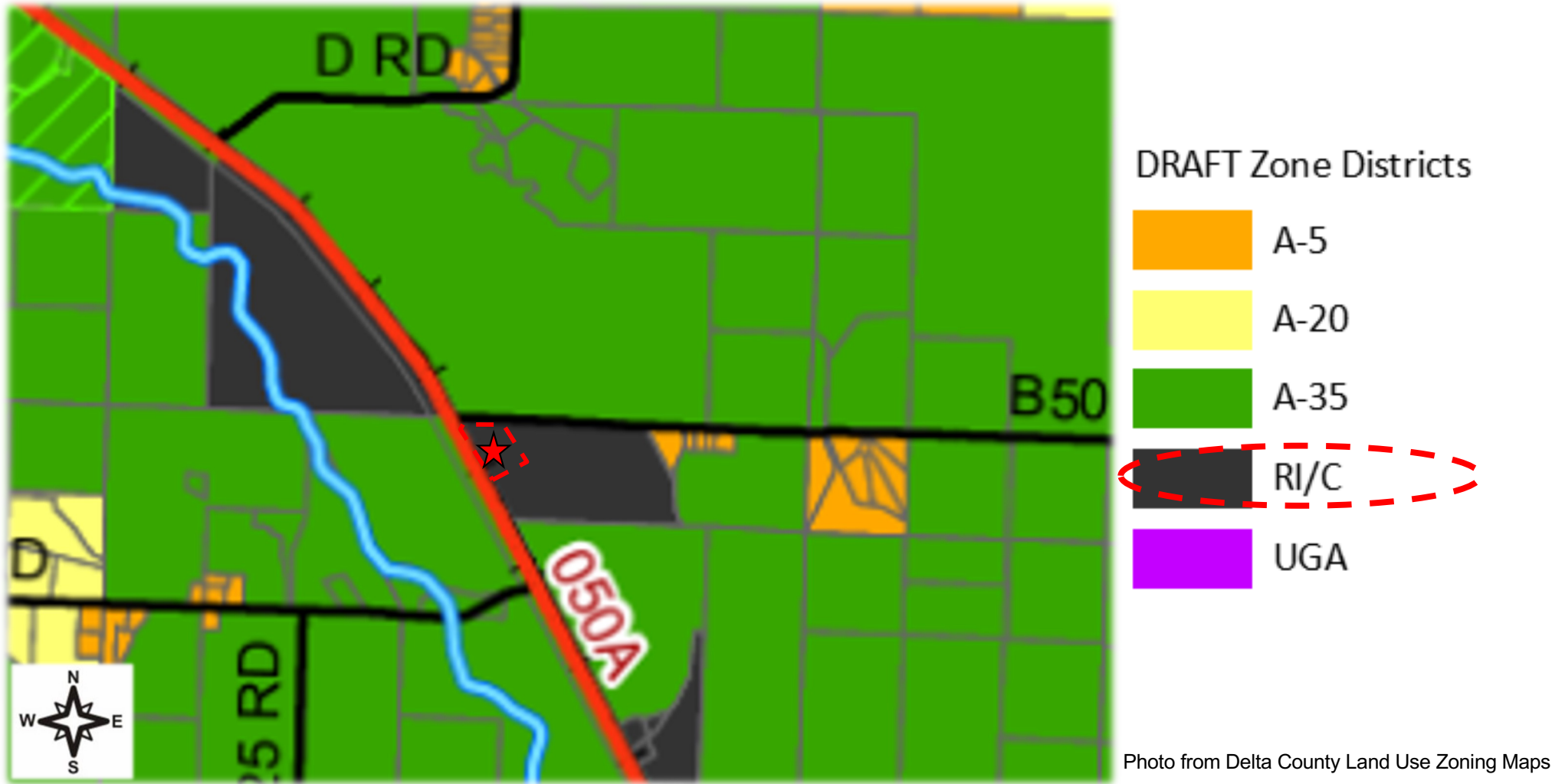
Common Area and shared bath in Building A



## UTILITIES

- Electricity:
  - DMEA: (877) 687-3632. Will need to provide meter number to activate service
- 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 Jason Martin. Installation time required determined by DMEA availability and scheduling. Provide Electric meter number to verify address*
- Water:
  - One Tap - Domestic:
  - One Tap - Fire Suppression
    - Tri-County: (970) 249-3369
- Irrigation:
  - Uncompahgre Valley Water Users Association: (970) 249-6830

# Delta County Zoning Map



- 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

MLS # 821216, 819924,  
819925 & 819926

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
<b>UTILITIES, COMMUNICATIONS, MINING, ENERGY, TRANSPORTATION, AND DISPOSAL CATEGORY</b>						
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
<b>AGRICULTURAL SUPPORT AND RURAL INDUSTRIES LAND USE CATEGORY</b>						
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
<b>COMMUNITY LAND USE CATEGORY 1</b>						
Place of Assembly (up to 50 people)	A	A	A	A	A	A
Place of Assembly (51+ people)	L*	L*	L*	L*	L*	L*
Schools (up to 30 students)	A	A	A	A	A	A
Schools (31+ students)	L*	L*	L*	L*	L*	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
<b>COMMERCIAL LAND USE CATEGORY</b>						
Retail Sales and Services (includes banks, real estate, etc.) 4	L	L	L	A	L	L
Office	L	L	L	A	L	L
Restaurant 4	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 3	A	A	A	A	A	A
Home Business, impact to neighboring property 3	L*	L*	L*	L*	L*	L*
<b>AGRICULTURE LAND USE CATEGORY</b>						
Agriculture, Agribusiness, Silviculture, Viticulture	A	A	A	A	A	A
<b>INTENSIVE AGRICULTURE LAND USE CATEGORY 1</b>						
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	—	—

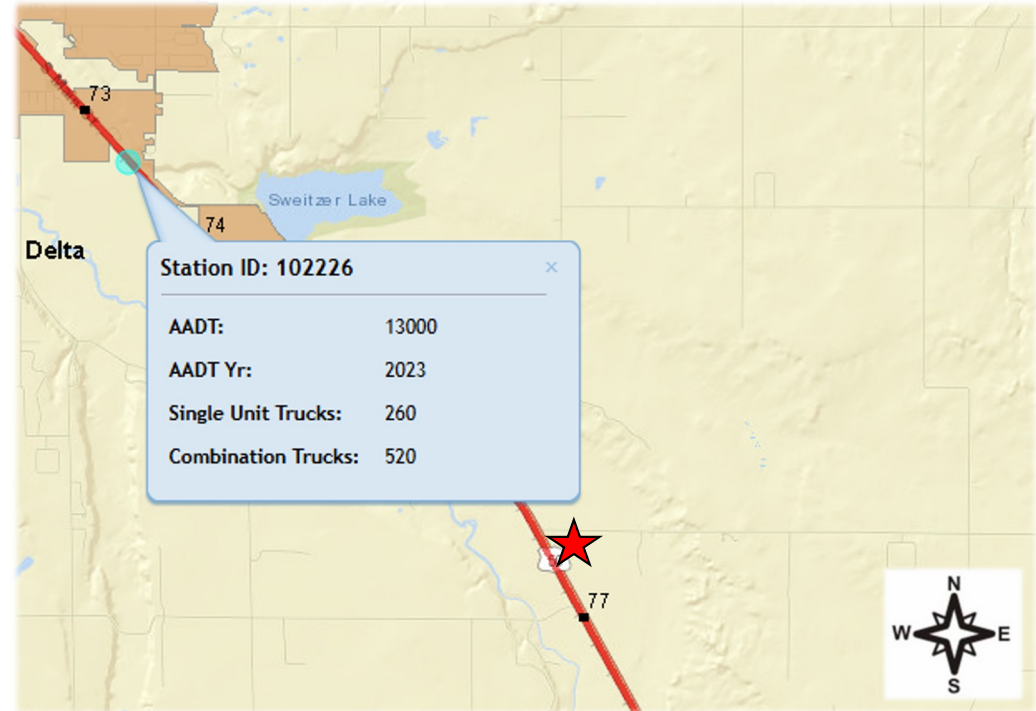
\* Taken from Delta County 2024 Land Use Code All information deemed reliable, but not guaranteed. Contact Delta County for more details: (970) 874-2120



Photo from Google Maps: Street View



**Approximate Property Location**



For more information contact Brian Killian with CDOT at: [brian.killian@state.co.us](mailto: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>

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819926	F	10,000	\$1,666.67	\$2.00	\$1,367.82	\$3,034.49

- Desirable Location and Zoning
  - Zoned Rural Industrial / Commercial
  - 686 FT of Highway Frontage
- High Visibility
  - ~13,000 average daily vehicles
- Newly Built
  - Majority constructed in 2019

**Leases Starting at  
\$950 / MO NNN**