

3050 Aerotech Place

Montrose, Colorado 81401



Subject property 

COMMERCIAL LEASE INFORMATION PACKET



John Renfrow * Renfrow Realty

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

www.RenfrowRealty.com

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

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org

Executive Summary

3050 Aerotech Place Montrose, Colorado 81401



Easily Accessed from N Townsend/Hwy 50, Close Proximity to Montrose Regional Airport!

1.469 acre (MOL) lot, with easy access from Hwy 50 frontage road. Gross Lease; tenant is responsible for all landscaping and maintenance of the lot and must maintain \$1M liability insurance. Landlord pays property tax. Located just one block off Hwy 50, and minutes to Montrose Regional Airport. The property is accessible from Aerotech Place, but a permit would be required to have access from County Road. Bring your creative ideas and let us help you figure out how to make this lot work for your business. Ownership is open to additional tenant finish work if needed

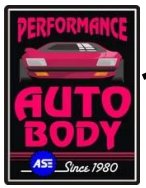
Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Year	Price per ft2/ Yr
1.469	64,018	\$750	\$9,000	\$0.14

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Aerial Photo



Subject property (Boundaries are approximate)

Photo from Montrose County GIS/Eagleview



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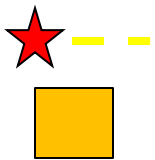


Additional access permit is in process. Exact location pending. Permit number is AP2025103



(Boundaries are approximate and should be verified)

Photo from Montrose County GIS/Eagleview



Subject Property

Additional yard available if needed ~30kft² or .68 acres
This area is partial fenced with gate



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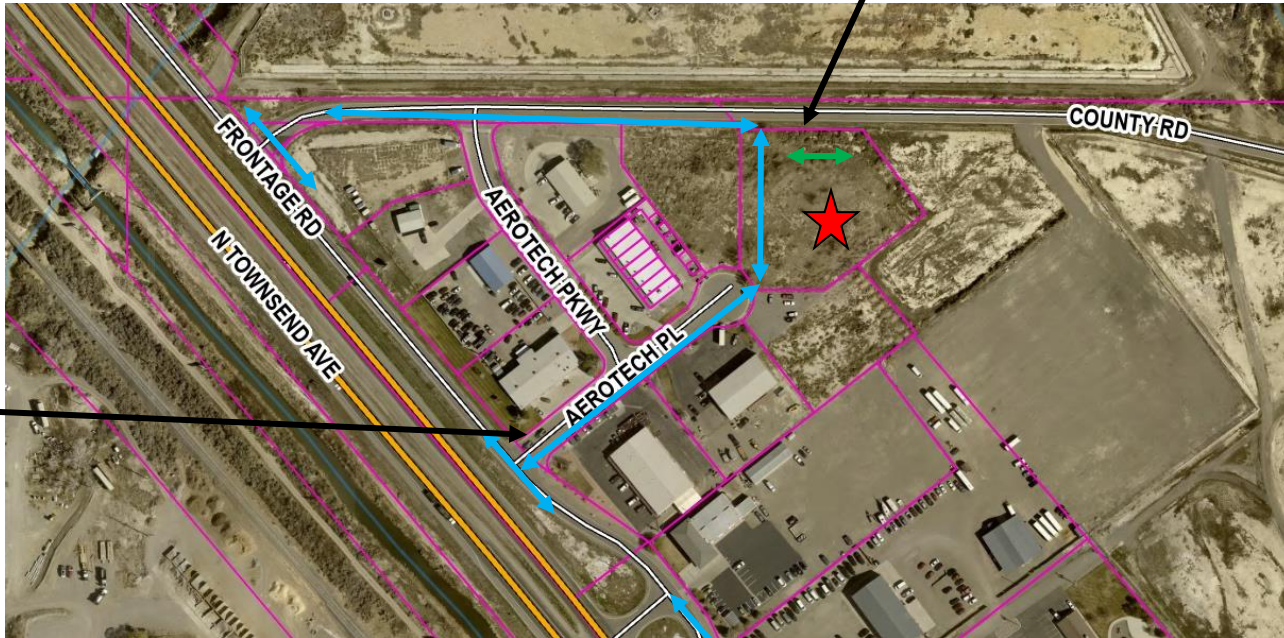
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Understanding additional access option

Additional access permit is in process. Exact location pending. Permit number is AP2025103

Primary property access is from Aerotech Place



↔ Location on County Road can be anywhere on north boundary; County is requiring a hard surface to be completed Contact Montrose County Road and Bridge Richard Rivera at (970) 252-7001



Photo from Montrose County GIS/Eagleview

Access to Traffic light via Frontage road to Hwy 50 / Townsend Ave and La Salle Road

 **Subject Property**

↔ Potential traffic flow options

(Boundaries are approximate and should be verified)

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3050 Aerotech Place
Montrose, CO 81401

Directions to Property

16 min (4.2 miles)



via N Townsend Ave

9 min without traffic

Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

- ↑ Head north toward Poplar St
98 ft
- ↶ Turn left onto Poplar St
0.2 mi
- ↷ Poplar St turns slightly right and becomes Brown Rd
466 ft
- ↷ Turn right onto Columbia Way
0.2 mi
- ↶ Turn left onto S Townsend Ave
 - 📍 Pass by Burger King (on the left in 1 mi)
 3.1 mi
- ↷ Turn right onto US-50 Frontage W
0.5 mi
- ↷ Turn right onto Aerotech Pl
453 ft



Rev B

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- Starting from Renfrow Realty
- 1832 S Townsend Ave,
- 970-249-5001



Photographs

Looking North



Looking East



Looking West



Looking South



Montrose City GIS Utility Map



UTILITY LOCATION MAP

- Map created from Montrose, CO City website, GIS page
- For further information please contact City of Montrose
400 E Main Street
Montrose, CO 81401
Phone: 970-240-1400

LEGEND

Water Main



 Butterfly

 Gate

 Meter Pit

 Fire Hydrant

Sewer Main



Storm Drain



 **Subject Property**

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General Information

PROPERTY SPECIFICS

- Cleared and Open lot
- Partially fenced
- Surface is dirt but can be negotiable if a different surfacing is desired
- Ownership is open to negotiate additional finish work into the lease
- Utilities currently near the lot

UTILITIES

Electricity: Available, not installed

DMEA (877) 687-3632

3 phase near property

Natural Gas: Available, not installed

Black Hills Energy (888) 899-4334

Water, not installed

Menoken Water (970) 249-3242

Sewer, not installed

City of Montrose (970) 240-1400

Trash

City of Montrose (970) 240-1400

Bruin Waste (970) 901-2039

Fiber Internet Available, not installed

Elevate (877) 386-8744

Cleartnetworx (970) 240-6600

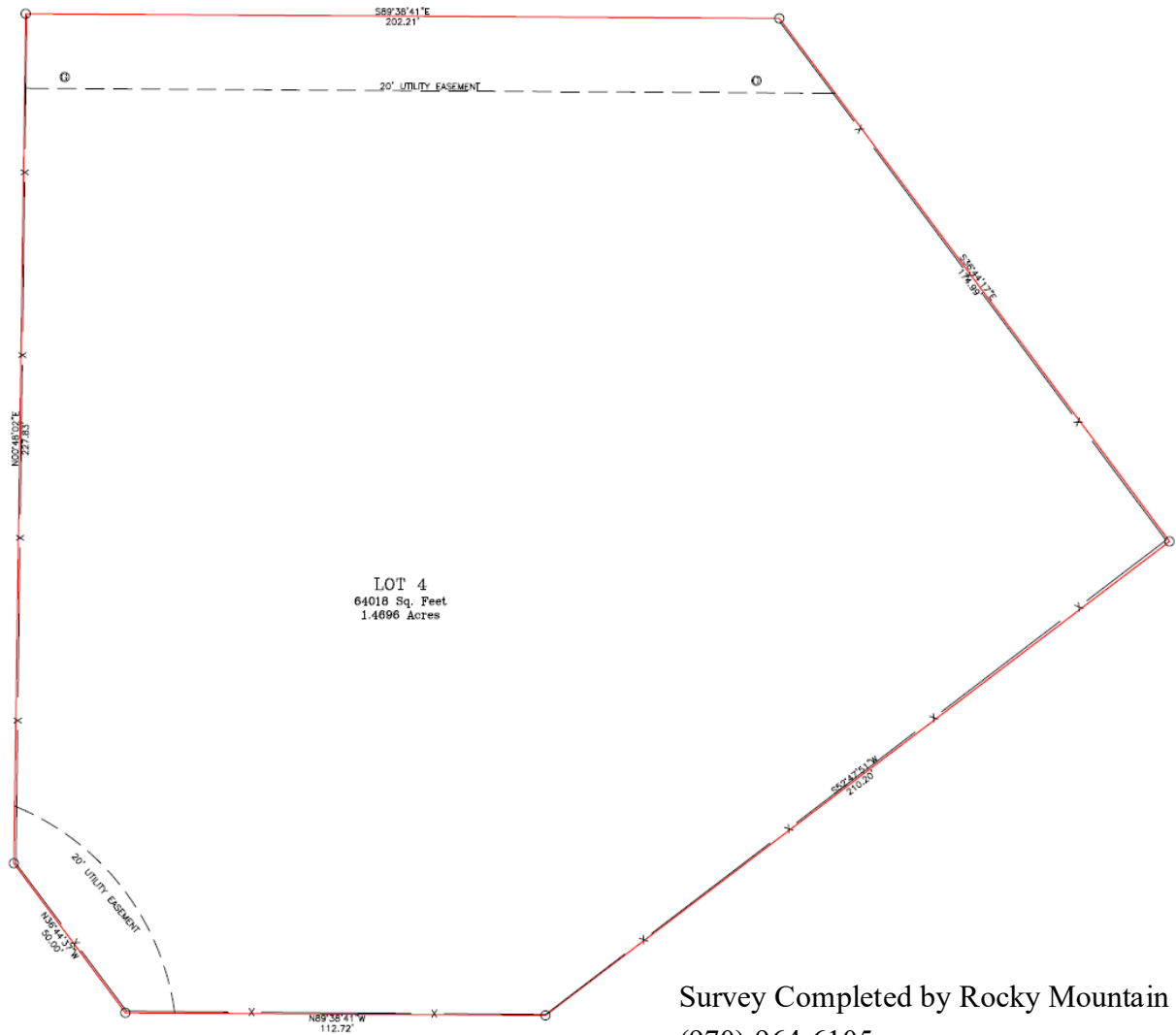
TERMS & CONDITIONS

- Security deposit equal to 1-month's rent
- Gross Lease
 - Tenant responsible for weed control, snow removal and landscaping for lot
 - Tenant carries \$1M liability policy naming the landlord as additionally insured
 - Landlord pays property tax
 - Terms Of Possession
 - Execution of lease, payment of first month and security deposit and proof of liability insurance

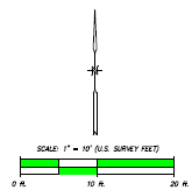


Power transform is the adjacent lot but can be accessed thru utility easement

Survey



LOT 4
64018 Sq. Feet
1.4696 Acres



LEGEND

- FOUND ALC LS 10738
- ⊗ GAS LINE MARKER

Survey Completed by Rocky Mountain Surveying
(970) 964-6105
Aug 12, 2022

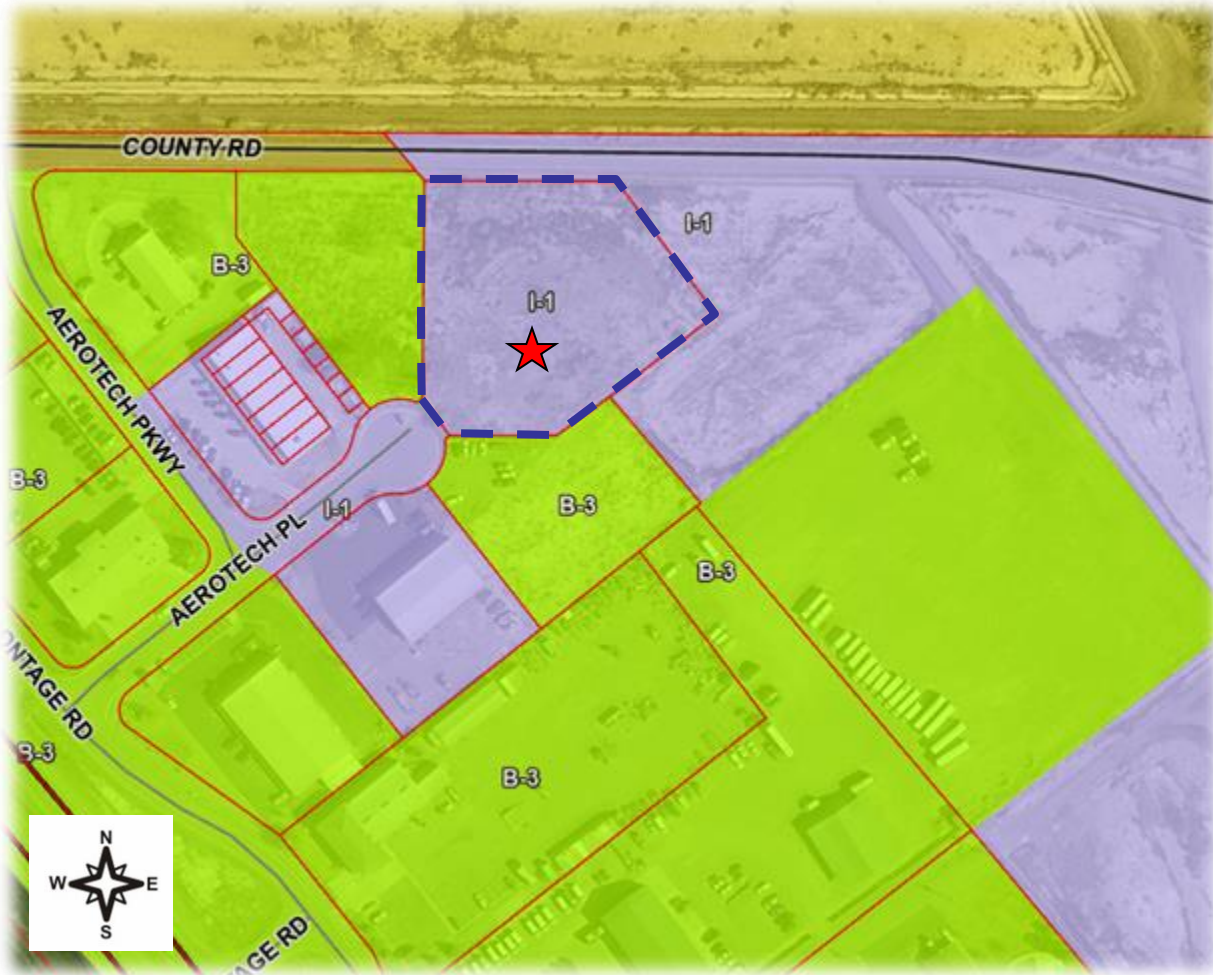


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Zoning Map



- B-1A, Community Commercial
- B-2, Highway Commercial
- B-2A, Regional Commercial
- B-3, General Commercial
- B-4, Neighborhood Shopping
- I-1, Light Industrial
- I-2, General Industrial
- Not Zoned
- CITY OF MONTROSE ZONING



Subject Property

Photo from Montrose County GIS/Eagleview

Property is zoned I-1 "Light Industrial" in the City of Montrose

- Regulations on the following pages
- For more information contact Montrose County (970) 252-4550

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*Zoning Breakdown Table- Commercial (page 1 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
B-2: Highway Commercial
B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping
I-1: Light Industrial
I-2: General Industrial
LEGEND:USE TYPE
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

****Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)**

****https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADER_E_CH11-7ZORE_S11-7-6DIUS**

***All information deemed reliable, but not guaranteed. Contact the City of Montrose Planning Department for more information. (970) 240-1475**

* Taken from City of Montrose Zoning Regulations May 2023

LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
COMMERCIAL USES									
Automobile and vehicle sales, repair, or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and Breakfast	P								
Building Material businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of chapter 11-11-4 and are consistent with sec. 11-7-5(D)(1)								C	
Farm implement sales or service establishments					P	P			
Fueling Stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground (b) All fuel pumps, lubrication and service facilities shall be located at least 20 ft from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and Motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers	P								
Offices not allowed as a use by right	C								
Travel home parks & campgrounds				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in, drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied					C	C	C		
Sexually oriented business									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			

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*Zoning Breakdown Table-Commercial (page 2 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
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LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage & sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse & wholesale distribution operations			C	C	C	C		P	P
RESIDENTIAL USES									
Duplex	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled 8 person or less	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled >8 person	C		C	C	C	C	C	C	C
Group homes, other	C		C	C	C	C	C	C	C
Home occupation	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	



Recap

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Year	Price per ft² / Yr
1.469	64,018	\$750	\$9,000	\$0.14

- Just off N Townsend Ave/Hwy 50
- Just North of Montrose Regional Airport
- Access from Aerotech Place
- Utilities near the property
- Gross Lease: tenant is responsible for landscaping, weed control of lot, and liability insurance
- Ownership is open to additional tenant finish work

Gross Lease:

\$750/Mo

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