

4362 6225 Rd Building B & Lot

Montrose, Colorado 81401



COMMERCIAL LEASE INFORMATION PACKET



Joey Huskey or John Renfrow

Renfrow Realty

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org

Large Warehouse and/or Fenced and Level Lot

**Options Include Building only,
Building & Lot or Just the Lot!**

**4362 6225 Rd, Building B &
Partial Lot
Montrose, Colorado 81401**



MLS#	Total Acres (MOL)	Total Sq. Ft. (MOL)	Base Rent	Base Price per Year	NNN Amount	Collected Monthly	Price per Sq Ft
833387	n/a	5,625	\$4,500	\$54,000	\$489.91	\$4,989.91	\$9.60
833388	0.875	5,625	\$5,000	\$60,000	\$489.91	\$5,489.91	\$10.67
828598	0.875	38,115	\$750	\$9,000	\$0.00	\$750.00	\$0.24

Building B is ~5,625 sq.ft featuring ~600 sq.ft. of office space and ~5,025 sq.ft of warehouse space. The fiber-wired building has a reception area, two private offices, two bathrooms, new LED lighting and three OH doors (two 12'x14' and one 8'x8'). There is an additional 50' x 50' fenced lot attached to back of the building.

~.875 Ac Lot: Property is level, graveled, and fully fenced for security. Size of lot is negotiable; approximately half of lot is leased, but tenant could vacate with 60-day notice.

**General Commercial "C" zoning in Montrose County allows outside storage or display of non-hazardous materials, equipment, boats, and vehicles. Easily Accessed from N Townsend/Hwy 50,
Close Proximity to Montrose Regional Airport!**



Contact Joey Huskey or John Renfrow at (970) 249-5001

www.RenfrowRealty.com



4362 6225 Rd, 1/2 Lot & Building B
Montrose, CO

Aerial Photo



AVAILABLE UNIT

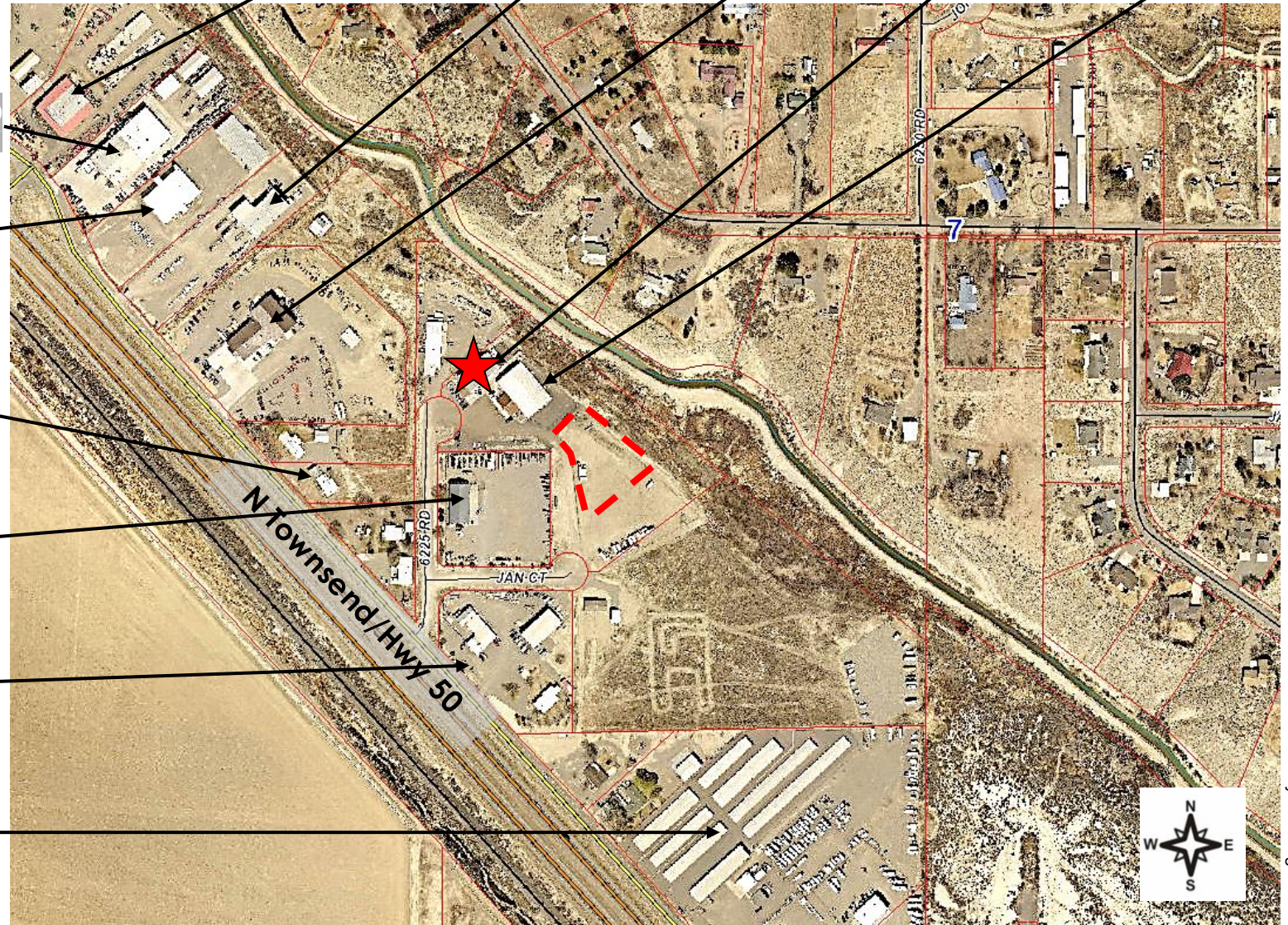
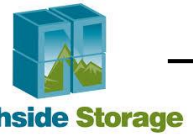


Photo from Montrose County GIS/Eagleview



--- Estimated Lot property (Boundaries are approximate)



Building B

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



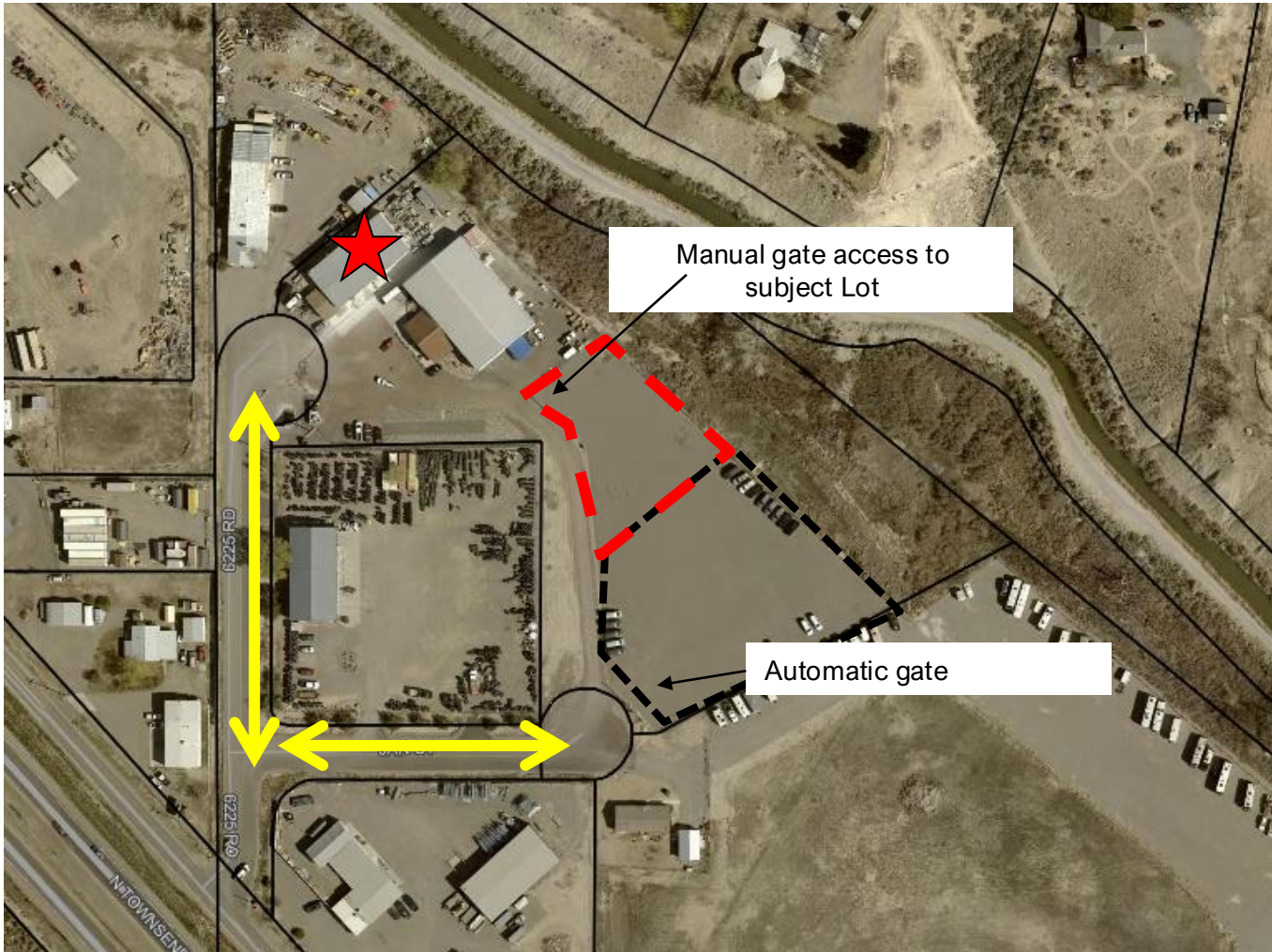


Photo from Montrose County GIS/Eagleview



Building B

- - Subject Lot

- - - - Leased portion of lot (can be negotiated with lease, but tenant will need 60-day notice to vacate)



Property has access from both 6225 Rd and Jan Ct

(Boundaries are approximate and should be verified)

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

4362 6225 Rd, ½ Lot & Building B
Montrose, CO

Directions to Property

- Starting from Renfrow Realty
- 1832 S Townsend Ave,
Montrose, CO 81401
- Office number (970) 249-5001



Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

↑ Head south on S Townsend Ave toward Montrose Dr

56 s (0.5 mi)

> Take S Rio Grande Ave to N Townsend Ave

4 min (1.7 mi)

↶ Turn left onto N Townsend Ave

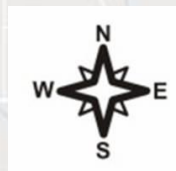
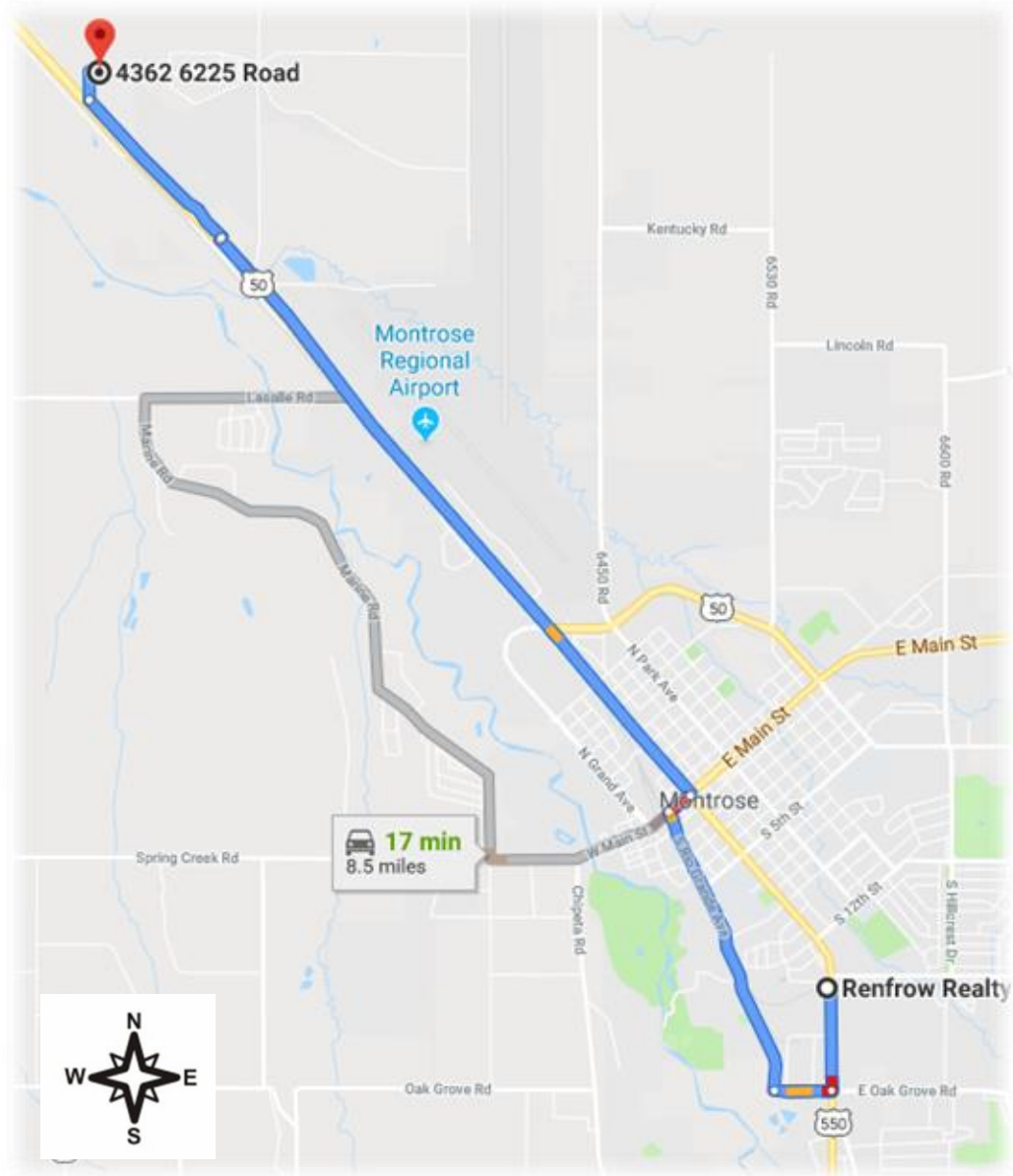
5 min (3.2 mi)

> Take US-50 Frontage W to 6225 Rd

2 min (1.0 mi)

4362 6225 Rd

Montrose, CO 81401



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

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Exterior Photographs of Building and Fenced Yard*



12'X14' OD



8'X 8'OD

Paved parking spaces

Fenced Yard at Back of Building



***Photos are from 2021 before current tenant**



**8'X8'
OD**



Reception Area
Flooring in reception and office is now laminate wood flooring



12'X14' OD
Spring loaded



**8'X8'
OD** **12'X14' OD**
Automatic



Office 1



Office 2



***Photos are from 2021 before current tenant**

Lot Photographs

Looking North



Looking West



Entrance from 6225 Rd



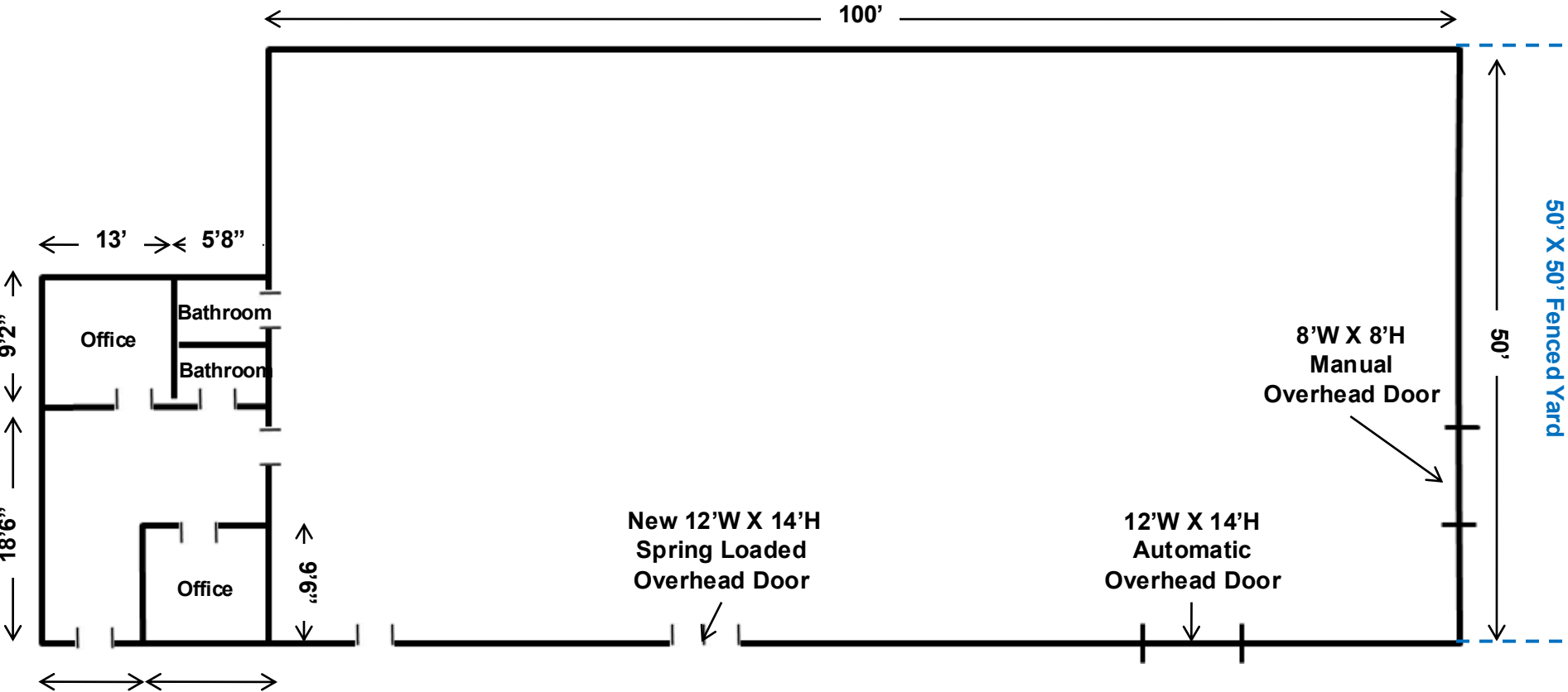
North Manual Gate Access to Subject Property



Looking South



Sketch of Floor Plan*



*Sketch is representational only, measurements are approximate and not drawn to scale



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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0025527

Owner Information

Owner Name Cota Land LLC

Tax Information

2025	\$26,932.52
2024	\$26,480.04

Assessment Information

2025 Actual \$1,435,850

Type	Actual	Acres	SQ FT
Improvements	\$1,114,620	0.0	17,125
Land	\$321,230	5.463	245,549

Legal Description

Subd: HELLER-SUMMERS EXEMPTION PLAT FOR
BOUNDARY LINE ADJUSTMENT Lot: 1 LESS BK 138 PG
413 TO USA FOR SELIG CANAL
S: 7 T: 49 R: 9

Building B Year Built: 1977



**Assessor data reflects the entire parcel.
Lease offering includes Building B and
~.875 acres only**

*For more information, please contact the Montrose County Assessor at (970) 249-3753

Contact John Renfrow

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

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

General Information

UTILITIES TO BUILDING B (Lot does not have utilities installed)

- Water: Menoken Water (970) 240-0976
- Sewer: Septic
- Natural Gas: Black Hills Energy (800) 563-0012
- Electric: DMEA (970) 249-4572
- Phone: CenturyLink (800) 244-1111
- Fiber (available and installed): Clearnetworx (970) 240-6600

BUILDING B SPECIFICS

- ~5,625 sq ft Building
 - ~600 sq ft Office
 - ~5,025 sq ft Warehouse
- 3 Overhead Doors
 - 2 12' X 14'
 - 1 8' X 8'
- Heating (Warehouse)
 - Suspended Gas Space Heaters
- Heating (Office)
 - Forced Air
- Cooling: Evaporative Cooler

LOT SPECIFICS

- Fully security fenced lot
- No utilities currently on lot
- ½ of lot is leased, but tenant could vacate with 60-day notice
- Owner is willing to add cross fence to divide both sides of lot

Solar automatic gate and keypads for entry/exit on South portion of lot. South portion of lot is fully leased but negotiable



Lift master for gate



Solar Panels



Keypad

Lease Terms & Conditions

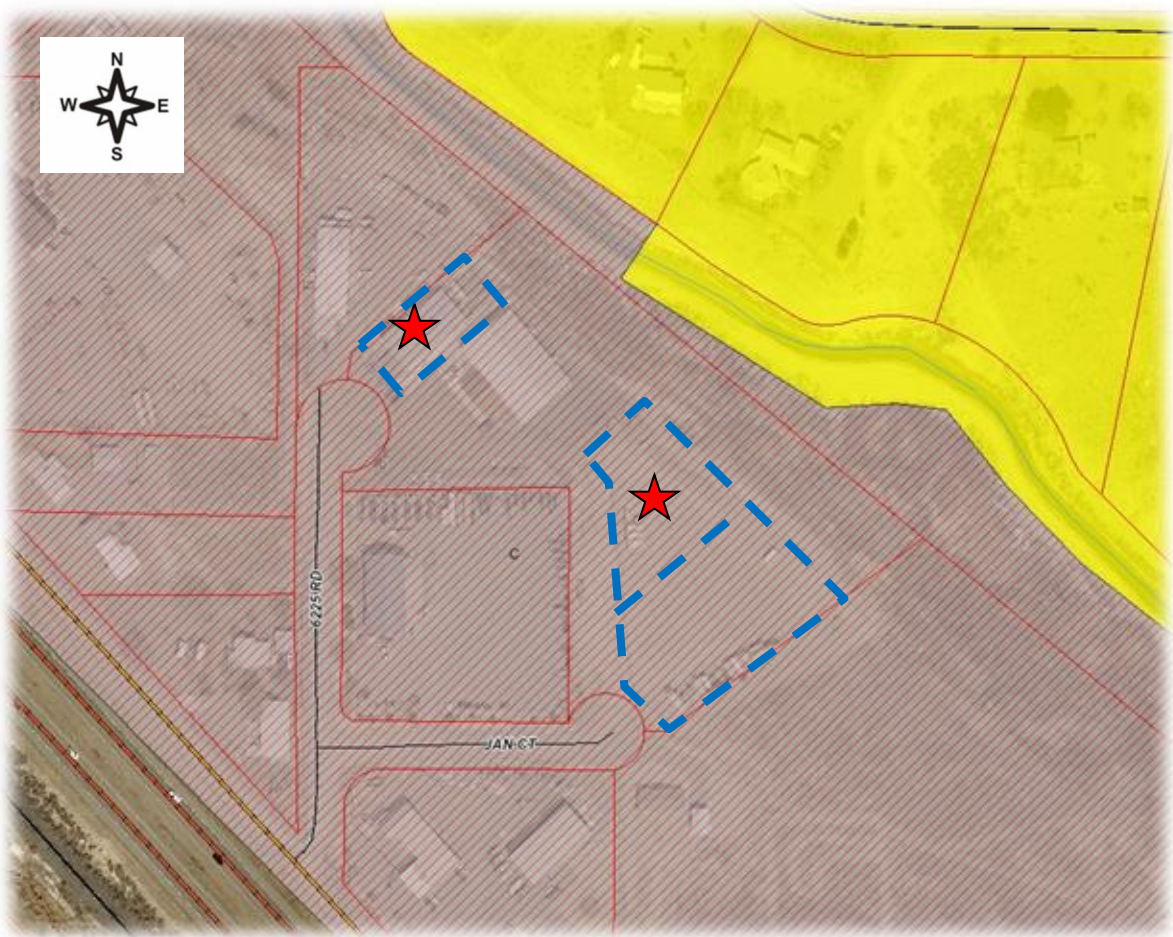
BUILDING B LEASE TERMS

- Security deposit is equal to one month's rent
- NNN Lease
 - Tenant will pay:
 - 2026 NNN monthly charges
 - **NNN includes Building Taxes and Building Insurance**
 - Utilities, maintenance, landscaping and snow removal
 - **If Tenant prefers to have internet, security systems or phone service, all expenses would be at Tenant's expense**
- Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insured
- Tenant shall take possession with an executed lease, payment of security deposit, first month rent & NNN fees, proof of insurance and transfer of utilities

LOT LEASE TERMS

- Security deposit is equal to one month's rent
- Gross Lease – Tenant responsible for snow removal, weed control and landscaping
- Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insured
- Tenant shall take possession with an executed lease, payment of security deposit, first month rent and proof of insurance

Zoning Map



County Zoning Districts	
	General Business "B"
	General Commercial "C"
	Light Industrial "I-L"
	Heavy Industrial "I-H"
	General Residential "R"
	Residential- Manufactured Home Park "R-MHP"
	Planned Development "PD"
	Public Lands "P-L"
	General Agricultural "A"
City of Montrose Zoning District	
	B-1, Central Business
	B-1A, Community Commercial
	B-2, Highway Commercial
	B-2A, Regional Commercial
	B-3, General Commercial
	B-4, Neighborhood Shopping

Subject Property

Photo from Montrose County GIS/Eagleview

Property is zoned C "General Commercial" in the County of Montrose

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



Contact John Renfrow
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Zoning Breakdown* - "C" General Commercial District

GENERAL COMMERCIAL C

1. **Purpose:** A general sales, business, contractor, service, processing, transportation, and warehouse district designed to provide for a variety of compatible businesses. The businesses that produce goods and products on site are also allowed to offer those items for retail sale as an accessory use in this district.
2. **Use Table**
 - a. The following table identifies the uses allowed by right ("R") or the uses requiring a special use permit ("S") within the General Commercial Zone District. Any use not listed shall be prohibited except as set forth in Section II.C.3, Unlisted Uses.
 - b. All uses shall meet all applicable provisions set forth in Section III, Use Standards and Section V, Detailed Development Standards regardless of the approval level identified in the Use Table below. Where able, the Use Table identifies the additional standards applicable to uses.
 - c. Any standard set forth in these Regulations not met by the property owner or operator shall constitute a violation of these Regulations and shall be enforced as set forth in Section VII, Enforcement.
 - d. Any uses allowed by right in the General Business Zone District shall also be allowed by right in the General Commercial Zone District unless specified otherwise in this section

Agricultural Uses:

Agricultural Product Manufacturing	R	Commercial Nursery	R
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Animal Services:

Kennel (See Sec. III.A.3)	R	Veterinary Clinic	R
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Child Care Facilities:

Child Care Center	R		
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Community & Cultural Facilities:

Community Center	R	Places of Assembly or Worship	R
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Educational Facilities:

Educational Facility	R		
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Food & Beverage:

Bar or Tavern	R	Microbrewery, Distillery	R
Brewpub	R	Restaurant	R

Group Living:

Group Home	R	Senior Housing	R
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Healthcare Facilities:

Hospital	R	Medical and/or Dental Clinic	R
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Household Living:

Dwelling, Single-Family	R	Short-Term Rental (See Sec. III.A.9)	R
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Lodging Facilities:

Hotel/Motel	R		
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Manufacturing & Production:

Commercial Nursery	R	Manufacturing, fabrication, assembly, and/or processing which <i>will not</i> cause noise, heat, dust, fumes, excessive traffic or parking or other adverse consequences that will impact the neighborhood	R
Food Processing and/or Packaging	R		

Parks:

Park	R		
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Personal Services & Office:

Personal Service Establishment	R	Professional Services Establishment	R
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Public Utilities & Facilities:

Government Facility	R	Telecommunication Facility (See Sec. III.D)	R
Public Utility Facility	R	Utility Transmission, Distribution, and/or Service Lines	R

Recreation Facilities:

Amusement and Entertainment Facility, Indoor	R	Recreation Facility, Indoor	R
Amusement and Entertainment Facility, Outdoor	S	Recreation Facility, Outdoor	S
RV Park	R		

Retail:

General Retail	R	Heavy Retail	R
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Vehicles & Equipment:

Automobile Service and Repair	R	Heliports	S
Automobile, truck, trailer, farm equipment, marine, or RV services and sales	R	Truck Stop	R

Warehousing & Freight:

Distribution and Warehousing Facility	R	Wholesale Establishment	R
Mini-Storage Warehouse	R		

Accessory Uses:

Accessory Structure or Building (See Sec. III.C.2.b)	R	Accessory Dwelling Units (ADU) (See Sec. III.C.2.a)	R
Accessory Use (See Sec. III.C.1)	R	Outdoor Storage (See Sec. III.A.10)	R
Alternate Onsite Energy Generation	R		

Temporary Structures & Uses:

Construction Office (See Sec. III.B.2.b.(3))	R	Roadside Stand (See Sec. III.B.2.b.(5))	R
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*Taken from Montrose County Zoning Resolution Adopted June 5, 2024
Information deemed reliable but not guaranteed and should be verified.

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

Options Include Building only, Building & Lot or Just the Lot!

- ❖ **Building B: ~5,625 sq. ft. total**
 - ✓ ~600 sq. ft. office space
 - ✓ ~5,025 sq. ft. warehouse space
- ❖ **Fiber-wired building with:**
 - ✓ Reception area
 - ✓ Two private offices
 - ✓ Two bathrooms
 - ✓ LED lighting
 - ✓ Three overhead doors (two 12' x 14' & one 8' x 8')
- ❖ **.875 ac Lot**
- ❖ **Lot is fully fenced**
- ❖ **Access from Jan Ct and 6225 Rd**
- ❖ **Zoned General Commercial (“C”) in Montrose County**
- ❖ **Located one block off Hwy 50 and minutes from Montrose Regional Airport**