

5513 Hwy 348

Delta, CO 81416



Commercial Sale Information Packet

John Renfrow ~ Renfrow Realty



Contact John Renfrow
(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

INDUSTRIAL PROPERTY NEAR BYPASS & DOWNTOWN

5513 Hwy 348
Delta, Colorado
MLS# 834778



Address	Buildings Sq.Ft. (MOL)	Acreage (MOL)	Price	Price per Sq.Ft.
5513 Hwy 348	40,800	11.9	\$2,450,000	\$60.05

~11.9 Acres in Prime Location with Endless Possibilities!

Two deeds equaling ~11.9 acres with two building totaling ~40,800 sq.ft of warehouse, manufacturing and office space. Additional ~22,495 sq.ft. of unheated/unenclosed storage space and partially finished greenhouses. Property is adjacent to Highway 348 and near the new truck bypass route. Uncompahgre River also runs next to property. Features 15 grade-level/overhead doors, overhead cranes and 3-phase power. Easy access to main highways! Property is fully fenced with ample yard storage and parking.

Excellent, highly functional location and a variety of uses for your business.

Property is also for Lease – MLS# 834779

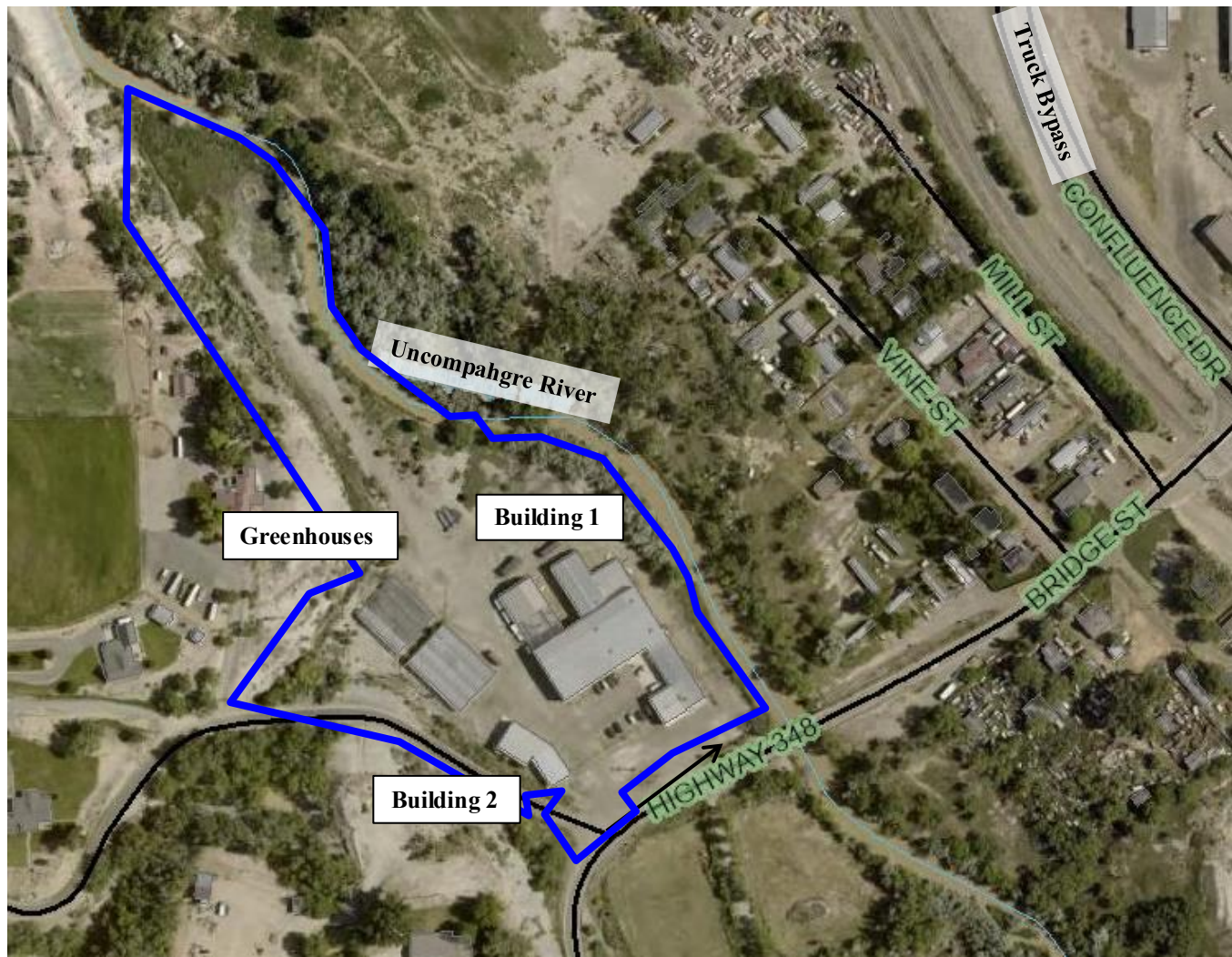
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Aerial Map**



— Subject property

****Boundaries are estimated and should be verified**



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Directions to Property

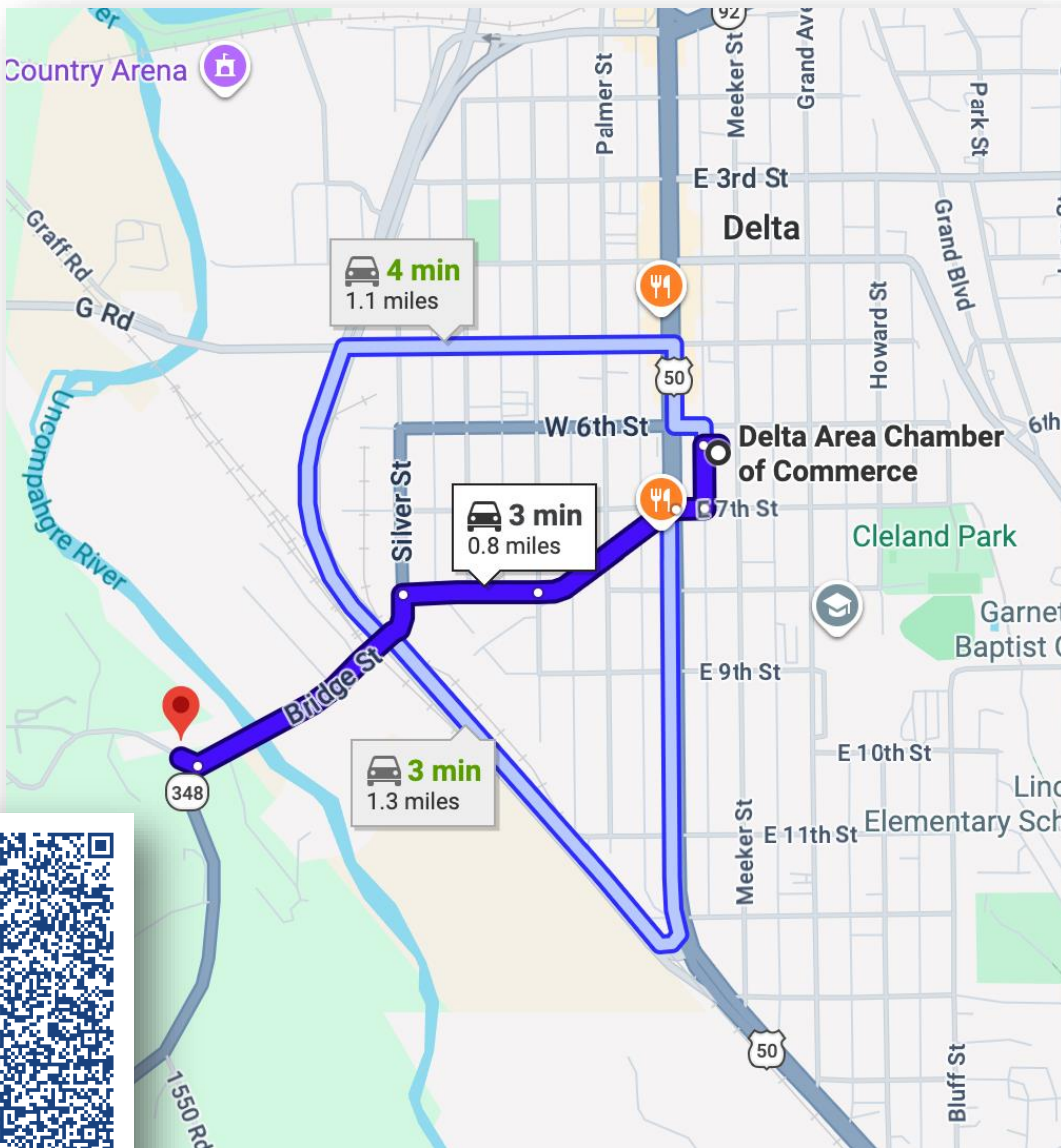
Starting from
Delta Chamber of Commerce,
301 Main St., Delta, CO 81416

- ↶ Turn left toward E 7th St
364 ft
- ↷ Turn right at the 1st cross street onto E 7th St
167 ft
- ↑ Continue onto Eaton Ave
0.2 mi
- ↑ Continue onto W 8th St
0.1 mi
- ↶ Turn left onto CO-348 S/Bridge St
i Continue to follow CO-348 S
0.3 mi
- ↷ Turn right onto Deer Run Rd
i Destination will be on the right
108 ft

5513 CO-348
Delta, CO 81416



Scan QR for Google Map Directions



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Building 1: Two-story Office Space**



Reception Area



Stairs to 2nd Story Offices



2nd Floor Office



1st Floor Kitchenette



2nd Floor Kitchenette



1st Floor Conference Room



2nd Story Bathroom with Shower



2nd Floor Office

**Photos were taken before current tenant took possession

Building 1: Warehouse/Manufacturing Space**



Machine Shop (Looking North)



Small Fab Shop (Looking South)



Small Fab Shop (Looking North)



Main Fab Shop (Looking Northwest)
South 5-Ton Overhead Crane



Main Fab Shop (Looking Southeast)
North 5-Ton Overhead Crane



Main Fab Shop (Looking Northeast)



****Photos were taken before current tenant took possession**



Exterior Photos

Fenced Yard



Building #2 (Eastside)



Corporate Offices – Building #1 (Westside)



Building #2 (Looking Northeast)



Property (Looking East)



Building #1 (Eastside)



Property (Looking Northwest)



Partially finished Greenhouses



Building #1 (Eastside)



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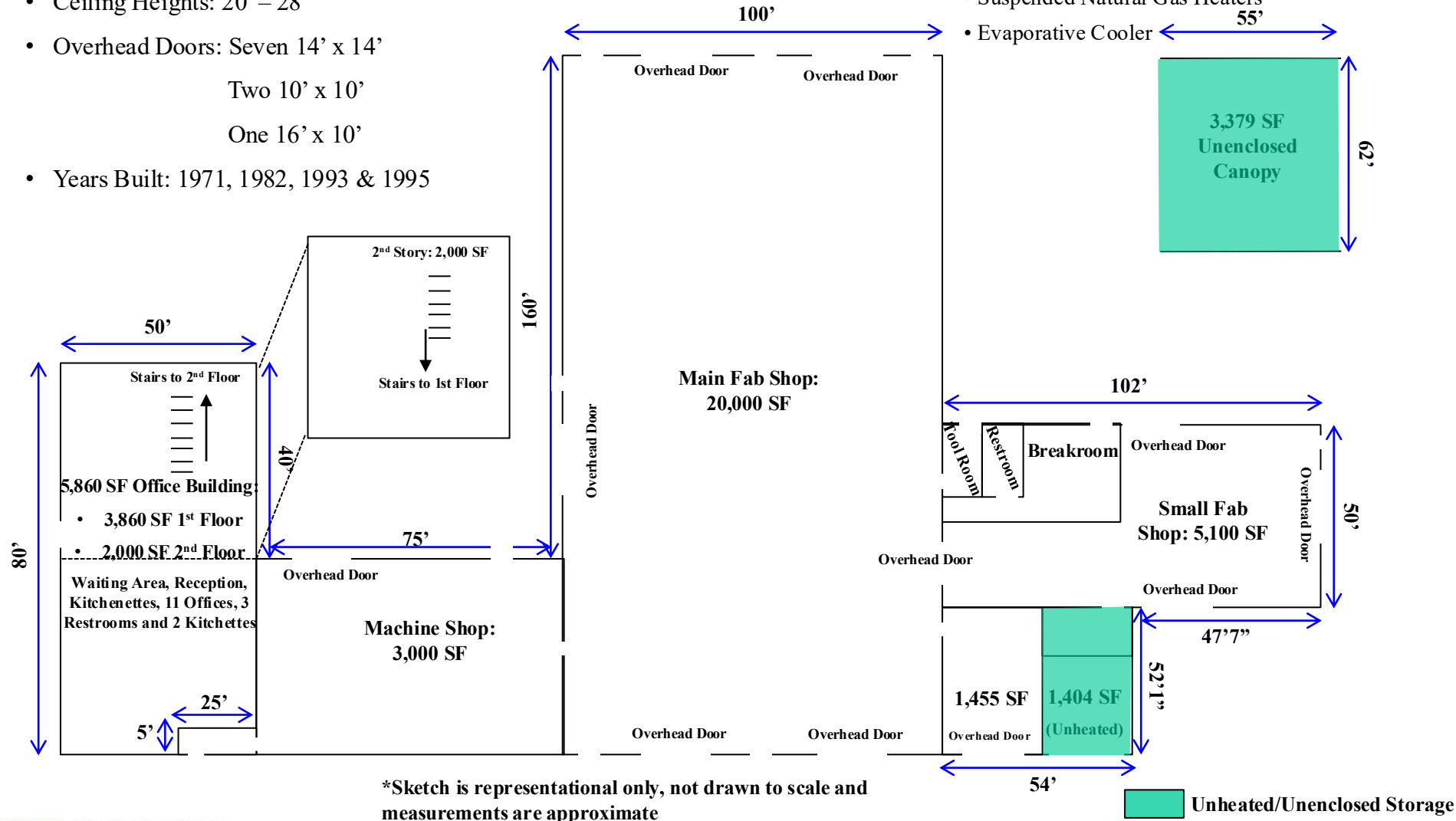


Building 1*

- Building Area: Heated Area ~35,415 SF
 - Does not include ~4,783 SF of unheated/unenclosed storage)
- Ceiling Heights: 20' – 28'
- Overhead Doors: Seven 14' x 14'
 - Two 10' x 10'
 - One 16' x 10'
- Years Built: 1971, 1982, 1993 & 1995

PROPERTY SPECIFICS

- Office Area Heating & Cooling:
 - HVAC
- Shop Area Heating & Cooling:
 - Suspended Natural Gas Heaters
 - Evaporative Cooler



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

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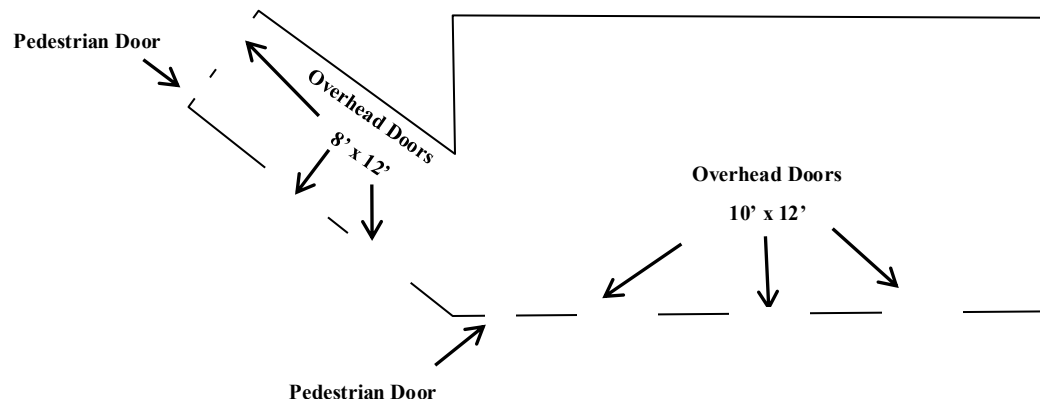
Information deemed reliable, but not guaranteed and should be verified.

Building 2**

- Building Area: ~5,385 SF
- Clear Height: 14' – 20'
- Overhead Doors: Three 10' x 12'
Three 8' x 12'
- Years Built: 1975 & 2007

PROPERTY SPECIFICS

- Heating/Cooling:
 - Suspended Natural Gas Heat
 - No Air Conditioning



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



Maintenance Shop (Looking South)



Maintenance Shop (Looking North)

****Photos were taken before current tenant took possession**

Greenhouses



**Partially Finished
Gas and Electrical Installed
2 Greenhouses:**

- #1 – Framed and Partial plastic installed ~10,620 sq ft
- #2 – Framed only ~8,496 sq ft



www.milehighrealty.com

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

UTILITIES

- Water – Tri-County Water (970) 249-3369
- Sewer - 2 Septic Tanks
- Electricity – DMEA (970) 240-1234
 - 3-phase Power
- Natural Gas – Black Hills Energy (800) 563-0012
- Internet – Elevate Fiber Internet (844) 386-8744

OTHER DOCUMENTS AVAILABLE UPON REQUEST

- Delta County Individual Sewage Disposal System Permit
 - Delta County Health Department (970) 874-2165
 - Permit #203
- Septic Inspection Report
 - Delta County Environmental Health (970) 874-2165
 - October 22, 2021
- Phase I Environmental Site Assessment
 - Walter Environmental Group (970) 255-8017
 - January 4, 2019
- Improvement Survey Plat
 - Rocky Mountain Surveying, LLC (970) 964-6105
 - October 16, 2021
- 3 Assessor's Cards – R015101, R015122, R015141
 - Property is split into three different taxing areas
 - Property has two deeds
 - Delta County Assessor (970) 874-2120 to answer any questions



3-phase Power



Internet-wired Offices

OPPORTUNITY ZONE: The Ultimate Tax Break

- The property designated as an Opportunity Zone by the Internal Revenue Service
- This distinction allows for significant investor and business tax credits through the temporary deferral of capital gains
- <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>
- For more City of Delta “O-zone” information contact Trish Thibodo, Executive Director of Delta County Economic Development at (970) 874-4992

Delta County Assessor Property Account Detail*

Account Detail

Account: R015101

Parcel Number 345724200017

Account: R015122

Parcel Number 345724200040

Account: R015141

Parcel Number 345724202001

Actual 2026 Assessment Information

Type	Actual	Acres	Sq Ft
Improvements	\$1,223,141		59,321
Land	\$37,548	4.82	

Type	Actual	Acres	Sq Ft
Land	\$67,539	6.460	

Type	Actual	Acres	Sq Ft
Improvements	\$265,077		8,860
Land	\$3,270	1.450	

Amount shown on assessor is different than survey

Tax Information

2025 (Actual) \$21,850.04



2025 (Actual) \$1,170.60



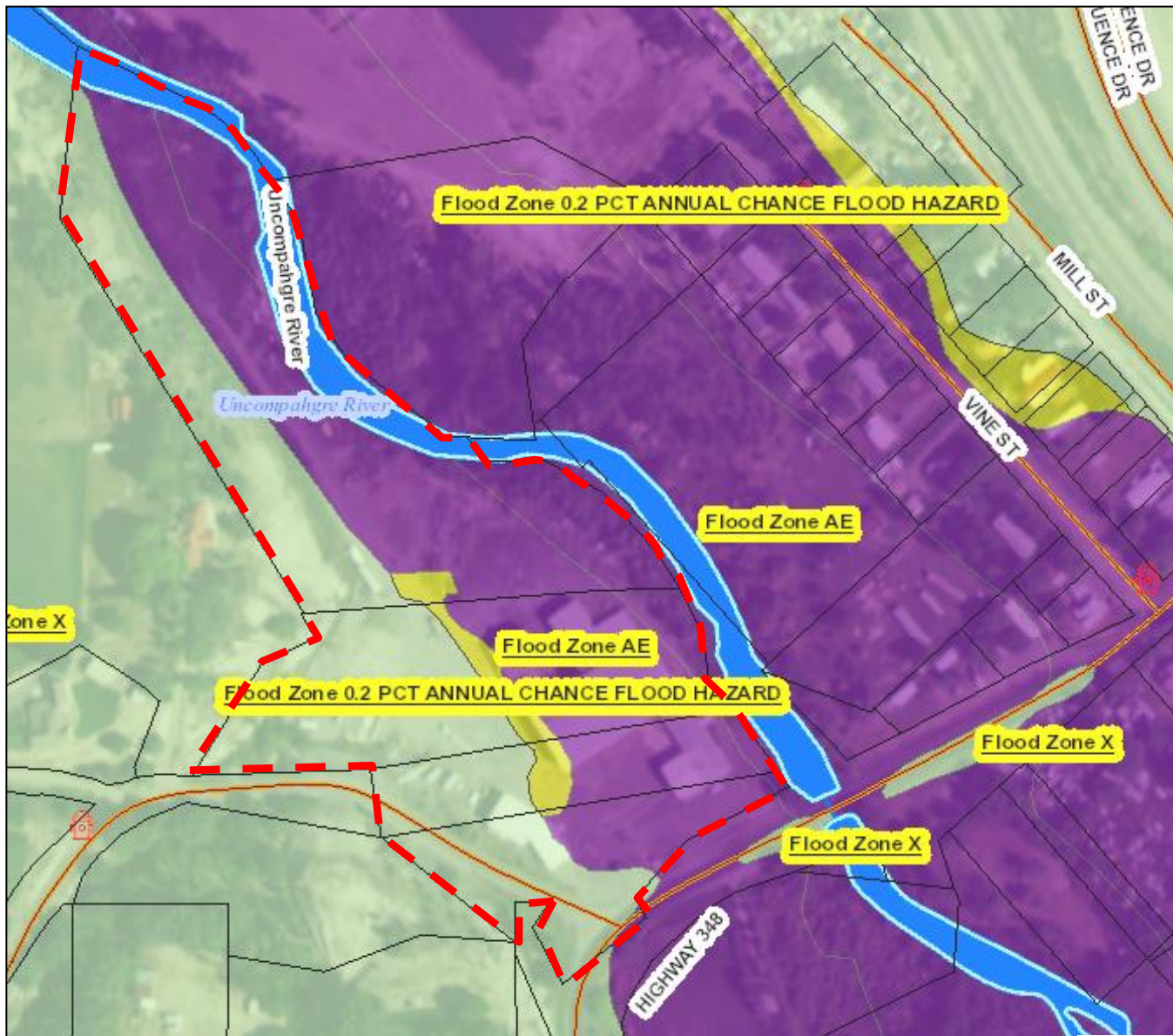
2025 (Actual) \$4,650.96



2025 (Actual) Taxes \$27,671.60

*For more information, please contact the Delta County Assessor at (970) 874-2120

Floodplain



FEMA Flood Hazard Areas

- 0.2 % Annual Flood Hazard
- Flood Zone "A"
- Flood Zone "AE"
- Flood Zone "D"
- Flood Zone "X"

- - - Subject property

Flood Zone "A"- Areas with 1% annual chance of flooding and 26% chance of flooding over the life time of a 30-year mortgage. Because detailed analysis are not performed for such areas; no depth or base flood* elevation are shown within these zones.

Flood Zone "AE"- The base floodplain where base flood* elevations are provided.

Flood Zone "D"- Areas in which flood hazards are undetermined, but possible. No flood hazard analysis had been conducted.

Flood Zone "X"- Area of minimal flood hazard.

*The base flood elevation is the water-surface elevation of the 1% annual chance flood

For more information contact: FEMA Map Service Center

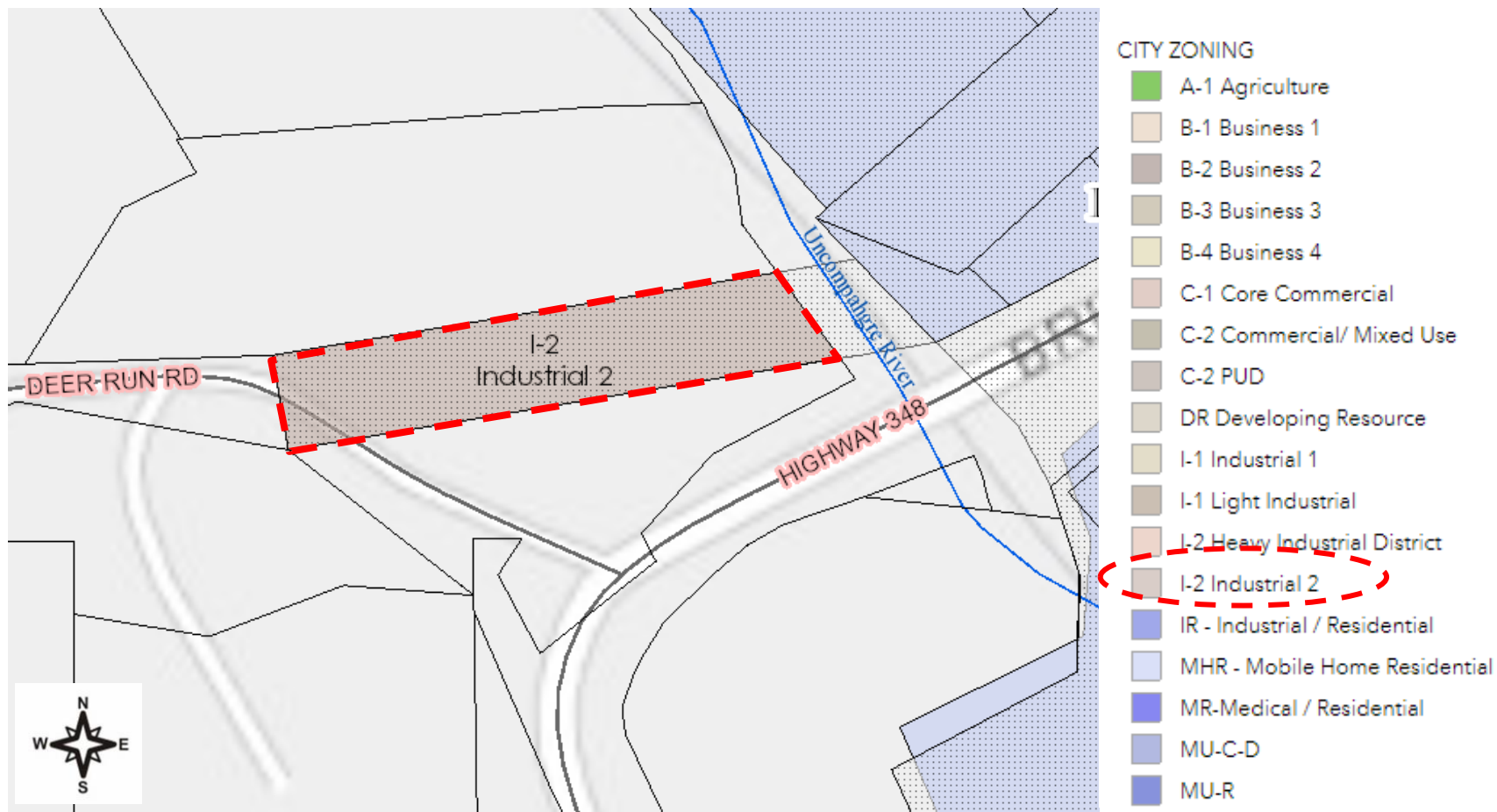
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Tel: (800) 358-9616
Fax: (800) 358-9620
E-mail: FEMA-MSCservice@dhs.gov



Delta City Zoning Map



--- Subject property zoned – I-2 Industrial as shown above. Property is also zoned A5 in Delta County. See next pages for additional Information. I-2 Zoning regulations on following page

- Contact the City of Delta (970) 874-7903

Delta City Zoning Breakdown* – I

17.04.190 I 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. l. Sawmills or planing mills. m. Aboveground fuel storage facilities for hazardous fuels.
3. Parks and open spaces.
4. Government buildings and facilities.
5. Public utility service facilities.
6. Electronic and telecommunications antennas, receivers and transmitters.
7. Accessory uses.
8. Sexually oriented business complying with the provisions

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 savage 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. (Ord. 4, §1, 1999; Ord. 8, §4, 2004; Ord. 4, §4, 2011; Ord. 19, §2, 2012)

D. PERFORMANCE STANDARDS:

1. No use shall be established, maintained or conducted in any I District that will result in any public or private nuisance.
2. No industrial structure shall be constructed within one hundred feet (100') of any existing Residential District, unless effectively buffered by landscaping, berms, fencing, or screening.
3. No use shall be established in the I District which results in an unreasonable hazard to the community or creates a public or private nuisance.
4. No noise, dirt, smoke, or odor shall be observable off of the premises.
5. Automobile wrecking and salvage yards and junk yards shall have screening.
6. Additionally, all outdoor storage may require screening to prevent industrial blight.
7. 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 change in ownership, location of or specified type or operation of facilities will constitute revocation of the conditional use. (Ord. 4, §1, 1999; Ord. 8, §4, 2004; Ord. 4, §4, 2011; Ord. 19, §2, 2012)

*Delta Municipal Code Title 17: Land Use Regulations 17.04 Zoning Regulations
<http://www.cityofdelta.net/documents/municipal%20code/chapter%2017%20total.pdf>

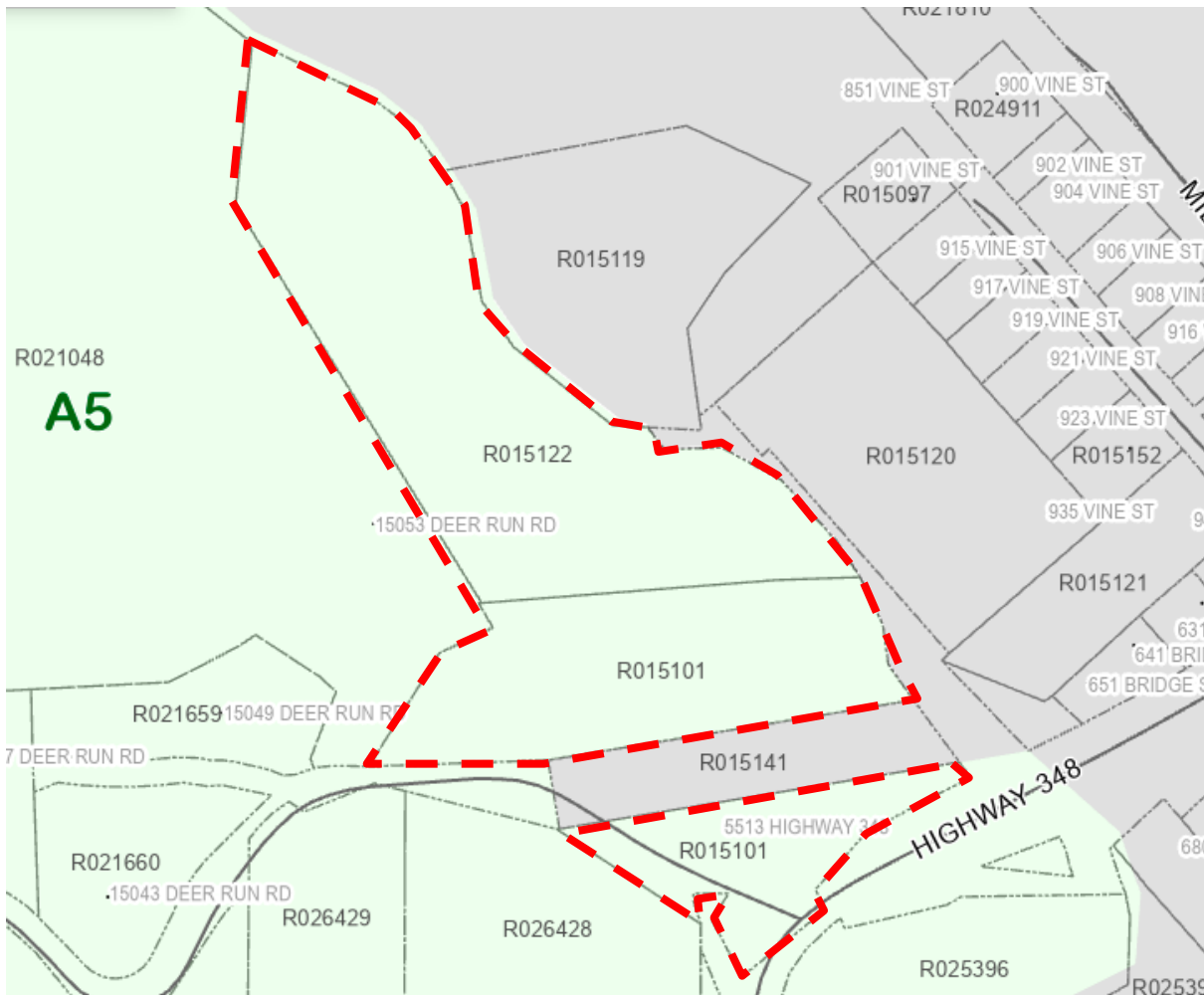
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Delta County Zoning Map – A5



Legend: Zoning Districts	
A35:	Agriculture 35+ acres
A20:	Agriculture 20+ acres
A5:	Sm Scale Agriculture/Lg residential
RI/C:	Rural Industrial/Commercial
A2.5:	Sm Ag and residential
RES:	Residential 1 acre

--- Subject property zoned A5 for the sections above. Property is also zoned I-2 as on previous pages. A5 Zoning regulations on following page

- Contact the County of Delta (970) 874-2120 for more information.

***Taken from Delta County 2024 Land Use Code.**

www.RenfrowRealty.com

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Delta County Zoning Breakdown – A5*

Legend: Zoning Districts

A35: Agriculture 35+ acres

A20: Agriculture 20+ acres

A5: Small Scale Agriculture/Lg residential

RI/C: Rural Industrial/Commercial

A2.5: Sm Ag and residential

RES: Residential 1 acre

Legend: Use Type

A: Allowed Use

L: Limited Use

C: Conditional Use

-: Not allowed

“n”: next to the L – public notice required before action

LAND USE CATEGORY / LAND USE	ZONING DISTRICT					
	A35	A20	A5	RI/C	A2.5	RES 1
AGRICULTURAL SUPPORT AND RURAL INDUSTRIES LAND USE CATEGORY						
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
COMMUNITY LAND USE CATEGORY 1						
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
COMMERCIAL LAND USE CATEGORY						
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*
Sexually-Oriented Business 1	—	—	—	C	—	—
RURAL RECREATION AND HOSPITALITY CATEGORY						
Up to 4 Rentable Rooms (e.g., Bed & Breakfast, Short-Term/Vacation Rental, etc.)	A	A	A	A	A	A
5-10 Rentable Rooms (e.g., Guest Ranch, Lodging, etc.)	L	L	L	L	L	L
AGRICULTURE LAND USE CATEGORY						
Agriculture, Agribusiness, Silviculture, Viticulture	A	A	A	A	A	A
INTENSIVE AGRICULTURE LAND USE CATEGORY 1						
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	—	—
RURAL RESIDENTIAL LAND USE CATEGORY						
Single Family Detached	A	A	A	A	A	A
Accessory Dwelling Unit (ADU) 1	A	A	A	A	A	A
Additional Residences 2	L	L	L	Ln	Ln	Ln
Manufactured Home Park (5+ units, including mobile homes and RVs) 1,2	C	C	C	Ln	Ln	Ln
Multifamily (4+ dwelling units) 1,2	Ln	Ln	Ln	Ln	Ln	Ln
Residential Assisted Living (up to 8 people, non-related)	A	A	A	A	A	L
Residential Treatment Facility (Congregate Care)	Ln	Ln	C	L	C	C
Nursing Home	C	C	C	C	C	C

LAND USE CATEGORY / LAND USE	ZONING DISTRICT					
	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
UTILITIES, COMMUNICATIONS, MINING, ENERGY, TRANSPORTATION AND DISPOSAL CATEGORY						
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 Color Management Commission)					
Waste Transfer Station 1	—	—	—	C	—	—
Landfill 1	C	C	C	—	—	—
Hazardous Waste Landfill 1	C	—	—	—	—	—
WIRELESS COMMUNICATIONS FACILITIES 1						
New Facilities, Private Property	C	C	C	C	C	C
New Facilities, Public Property	L*	L*	L*	L*	L*	L*
Eligible Existing Facilities	L*	L*	L*	L*	L*	L*
Building Mounted Facilities	Ln	Ln	Ln	Ln	Ln	Ln
Small Wireless Facilities	Ln	Ln	Ln	Ln	Ln	Ln

*Taken from Delta County 2024 Land Use Code. Contact Delta County for more details (970) 874-2120

<https://www.deltacountyco.gov/680/Land-Use-Regulations>



Recap

Address	Buildings Sq.Ft. (MOL)	Acreage (MOL)	Price	Price per Sq.Ft.
5513 Hwy 348	40,800	11.9	\$2,450,000	\$60.05

- 2 deeds totaling ~11.9 acres with 2 separate buildings
- ~40,800 sq.ft. of heated warehouse, manufacturing and office space
- Additional ~22,495 sq.ft. unheated space
- Adjacent to Highway 348 and the new truck bypass route runs near property
- 3-phase power
- Easy highway access
- Fully fenced yard, ample storage and parking
- 15 grade-level overhead doors
- 6 overhead cranes

Listing Price:

\$2,450,000

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