

# 18668 B50 Rd Delta, Colorado 81416

MLS # 821216, 819924,  
819925 & 819926



## COMMERCIAL LEASE INFORMATION PACKET

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.



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



# Aerial Photo



Photo from Delta County GIS

----- Subject Property

*All Boundaries are approximate and should be verified*

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

Information deemed reliable, but not guaranteed and should be verified



# 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

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



# Delta County Assessor Property Account Detail\*

## Account Detail

**Account: R025692**

**Legal Description**

### Owner Information

**Parcel Number:** 349517400017

**Owner Name:**  
ECOGEN BIOSCIENCES PRODUCTION CENTER LLC

**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

### Tax Information

<b>2026 (Estimated)</b>	\$51,077.76
<i>Lot 1 Only (Estimated)</i>	\$29,637.39
<i>Lot 2 Only (Estimated)</i>	\$21,440.37

- 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)\*\*

### Assessment Information

**Actual (2026)** \$3,060,396

Type	Actual	Sq Ft	Ac
Improvements	\$2,883,467	57,255	
Land	\$176,929		6.101

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

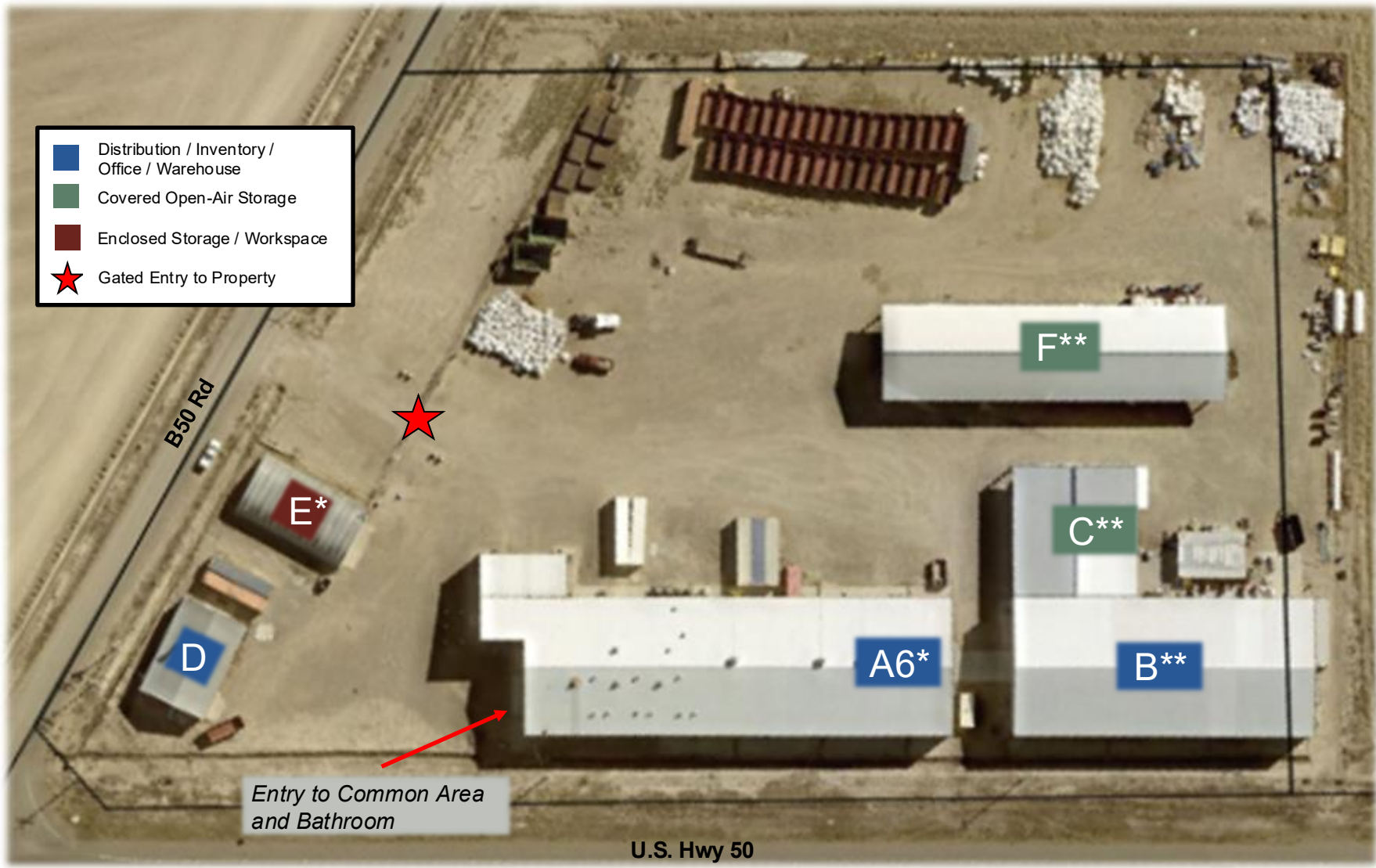
\*\*Marketed sq ft and assessor measurements differ based on exterior wall calculations



Contact John Renfrow / Renfrow Realty  
(970) 874-1500 / (970) 249-5001  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)



# Property Layout



**\*Available**

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

*All boundaries are approximate and should be verified*

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



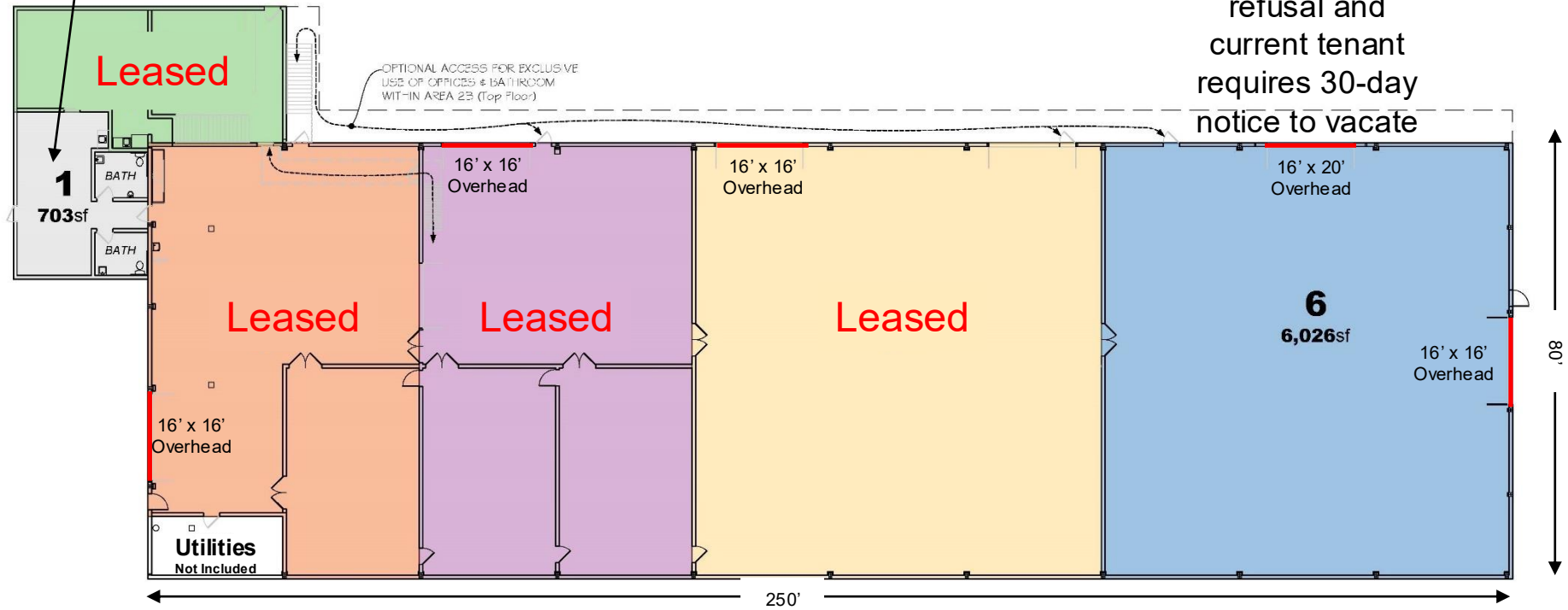
# Building A – 6 Photos



# Floorplan Building A

Common area  
2 restrooms and open space  
703 sq ft MOL

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



All measurements and area calculations are approximate and should be verified

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



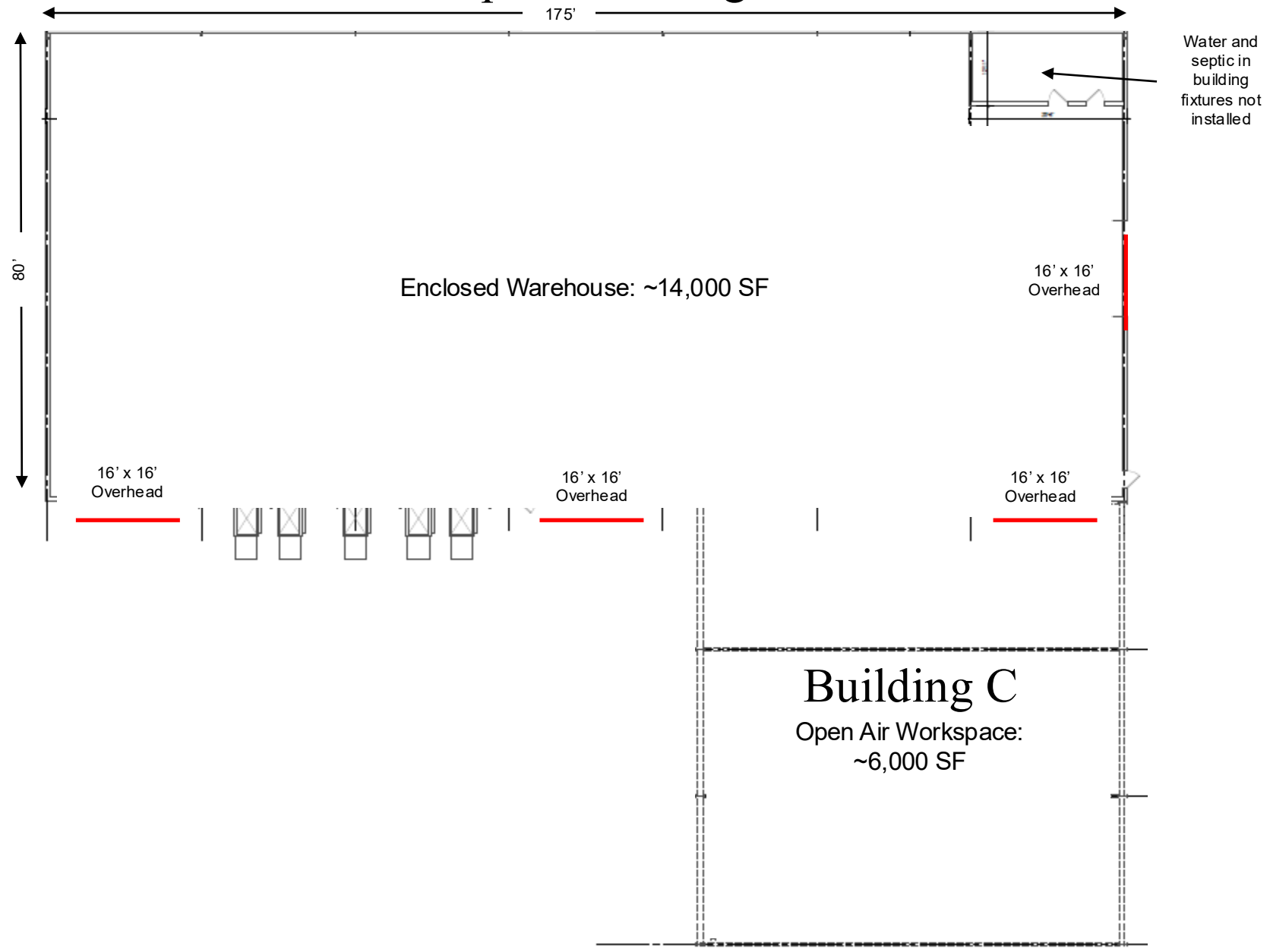
# Building B Photos



Building C: Open air storage



# Floorplan Building B



*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

**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**

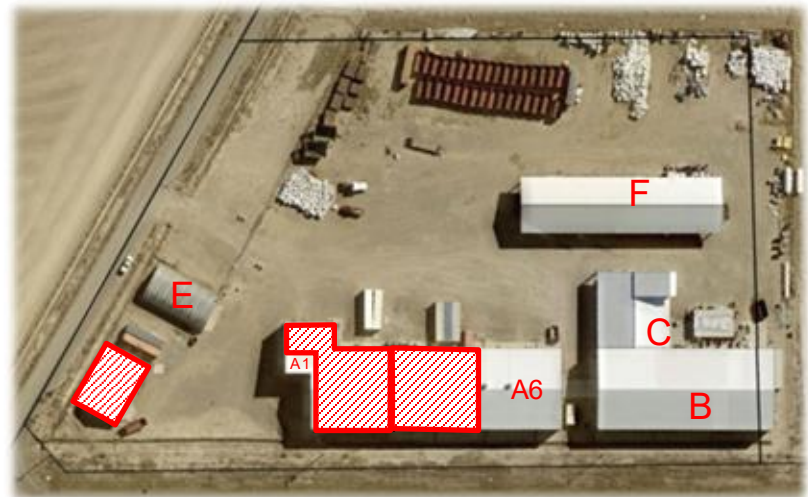
- Features
- Outdoor Workspace: ~6,000 SF
  - Lights
- Utilities
- Electricity

**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



 Leased Areas

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

# 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

## 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

Common Area and shared bath in Building A



# Delta County Zoning Map



### DRAFT Zone Districts

- A-5
- A-20
- A-35
- RI/C
- UGA

Photo from Delta County Land Use Zoning Maps

- 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*

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

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

*Boundary lines are approximate and should be verified*



# Zoning Breakdown\* - RI /C

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 <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>
Equestrian Facilities (training, arenas, horse boarding, etc.)	A	A	A	A	A	A
Outdoor Shooting Range <sup>1</sup>	L	L	C	C	—	—
Indoor Shooting Range <sup>1</sup>	L	L	L	L	L	L
Racetrack <sup>1</sup>	C	C	C	C	—	—
Paintball Course	L	L	L	L	—	—
Hunting, Fishing, or Watersports Club	A	A	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>
Special Events (meeting standards) <sup>1</sup>	A	A	A	A	A	A
Event Venue, Special Events (not meeting standards) <sup>1</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>
Campground/RV Park <sup>1</sup>	L <sup>r</sup>	L <sup>r</sup>	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 <sup>1</sup>	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) <sup>1</sup>	A	A	A	A	A	A
Renewable Energy Facility (Commercial Scale) <sup>1</sup>	C	C	C	L <sup>r</sup>	—	—
Truck Stop / Truck Wash	C	C	C	L <sup>r</sup>	C	C
Airport, Airstrip, Landing Pad (Other) <sup>1</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>
Salvage Yard <sup>1</sup>	C	C	C	C	C	C
Minerals Extraction / Quarry <sup>1</sup>	C	C	C	C	C	C
Oil and Gas Extraction & Support Services	Reserved (See Colorado Energy and Carbon Management Commission)					
Waste Transfer Station <sup>1</sup>	—	—	—	C	—	—
Landfill <sup>1</sup>	C	C	C	—	—	—
Hazardous Waste Landfill <sup>1</sup>	C	—	—	—	—	—

**Legend:**

■	A: Allowed
■	L: Limited Use
■	C: Conditional Use
■	Ln: Public Notice Required
■	—: Not Allowed

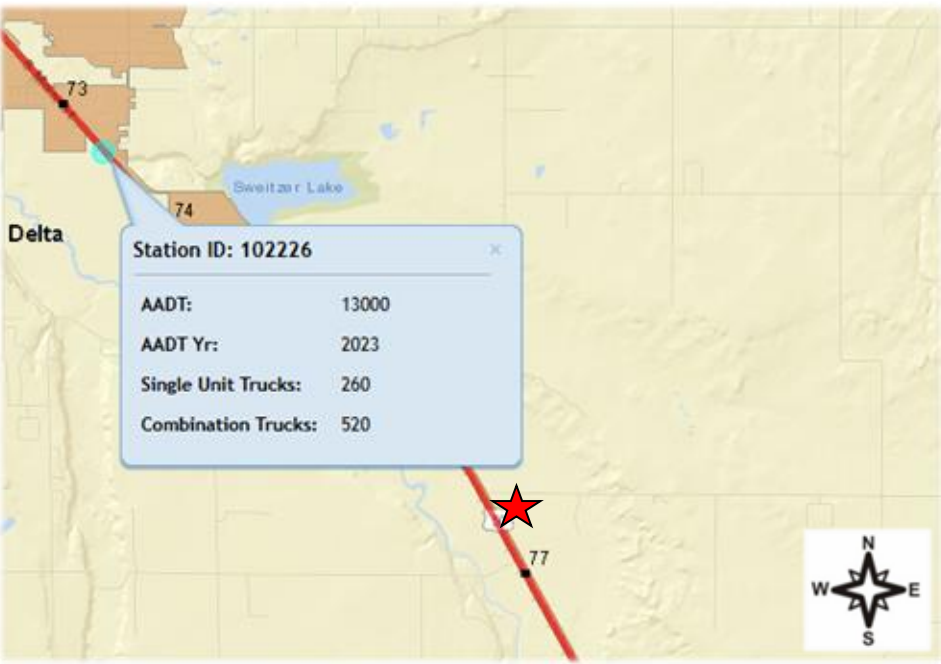
LAND USE CATEGORY / LAND USE	A35	A20	A5	RI/C	A2.5	RES 1
<b>AGRICULTURAL SUPPORT AND RURAL INDUSTRIES LAND USE CATEGORY</b>						
Farm Supply / Feed and Seed	L	L	L	A	L <sup>r</sup>	L <sup>r</sup>
Farmworker Housing <sup>1</sup>	L	L	L	L	L	L
kennel (within standards) <sup>1</sup>	A	A	A	A	A	A
kennel (exceed standards) <sup>1</sup>	L	L	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>
Rural Light Industry	L	L	L	A	L <sup>r</sup>	L <sup>r</sup>
Rural Medium Industry (e.g., slaughterhouse, meat processing, sawmill) <sup>1</sup>	L <sup>r</sup>	L <sup>r</sup>	C	L <sup>r</sup>	C	C
Rural Heavy Industry (e.g., explosive, rock crushing, tannery) <sup>1</sup>	C	C	C	L <sup>r</sup>	—	—
Veterinary Hospital or Clinic	L	L	L	L	L	L
<b>COMMUNITY LAND USE CATEGORY <sup>1</sup></b>						
Place of Assembly (up to 50 people)	A	A	A	A	A	A
Place of Assembly (51+ people)	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>
Schools (up to 30 students)	A	A	A	A	A	A
Schools (31+ students)	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>
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.) <sup>4</sup>	L	L	L	A	L	L
Office	L	L	L	A	L	L
Restaurant <sup>4</sup>	L	L	L	A	L <sup>r</sup>	L <sup>r</sup>
Automobile Fueling or Service Station	C	C	C	L	C	C
Storage Facility (Indoor/Outdoor)	L	L	L	L	L	L
Home Business <sup>3</sup>	A	A	A	A	A	A
Home Business, impact to neighboring property <sup>3</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>	L <sup>r</sup>
<b>AGRICULTURE LAND USE CATEGORY</b>						
Agriculture, Agribusiness, Silviculture, Viticulture	A	A	A	A	A	A
<b>INTENSIVE AGRICULTURE LAND USE CATEGORY <sup>1</sup></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>

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

- 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



**Contact Joey Huskey at (970) 874-1500**

