

# 2520 N River Rd

Olathe, Colorado 81425



## Commercial Lease Property Packet



John Renfrow \* Renfrow Realty

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

[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)

# Executive Summary



Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Yearly \$/Sq.Ft. w/NNN
76,423	\$12,500	\$150,000	\$1.96	TBD	TBD

**2520 N River Rd**  
**Olathe, Colorado 81425**  
**MLS# 816485**

## Large Industrial Facility with Limitless Possibilities!

Discover a versatile space with endless potential! This expansive ~76,423 sq.ft. industrial warehouse facility features a partially finished office space, 6 drive in overhead doors, ~62' high ceilings in warehouse at peak, and 3-phase power making it ideal for various business needs. The lot is situated on ~15.12 acres. This property offers ample room for expansion and development. Additionally, there is plenty of office space ready for use, with 7 private offices, kitchen and 2 large conference/meeting areas. This high-visibility location, with ~¼ mile Highway 50 frontage between Montrose and Delta, ensures easy access and convenience. The property is secured with a fence and security gate and has a large concrete/asphalt parking area. Centrally located on the Western Slope, this facility offers easy access to Highway 50 and is currently zoned "I" Industrial in Montrose County.

**Please note that the solar farm is not included in the lease of the property.**

*Property is also for sale MLS# 816482*

**Contact John Renfrow at (970) 249-5001**

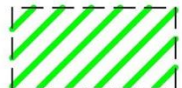
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# Property Map



Lot 1 ~15.12 acres



ACCESS EASEMENT FOR THE BENEFIT OF LOT 2 PER THE SUBDIVISION PLAT



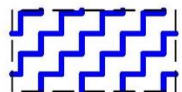
ACCESS EASEMENT FOR THE BENEFIT OF LOT 2 TO BE RESERVED AT THE TIME OF SALE SEPERATE DOCUMENT



25' ELECTRIC EASEMENT FOR THE BENEFIT OF LOT 2

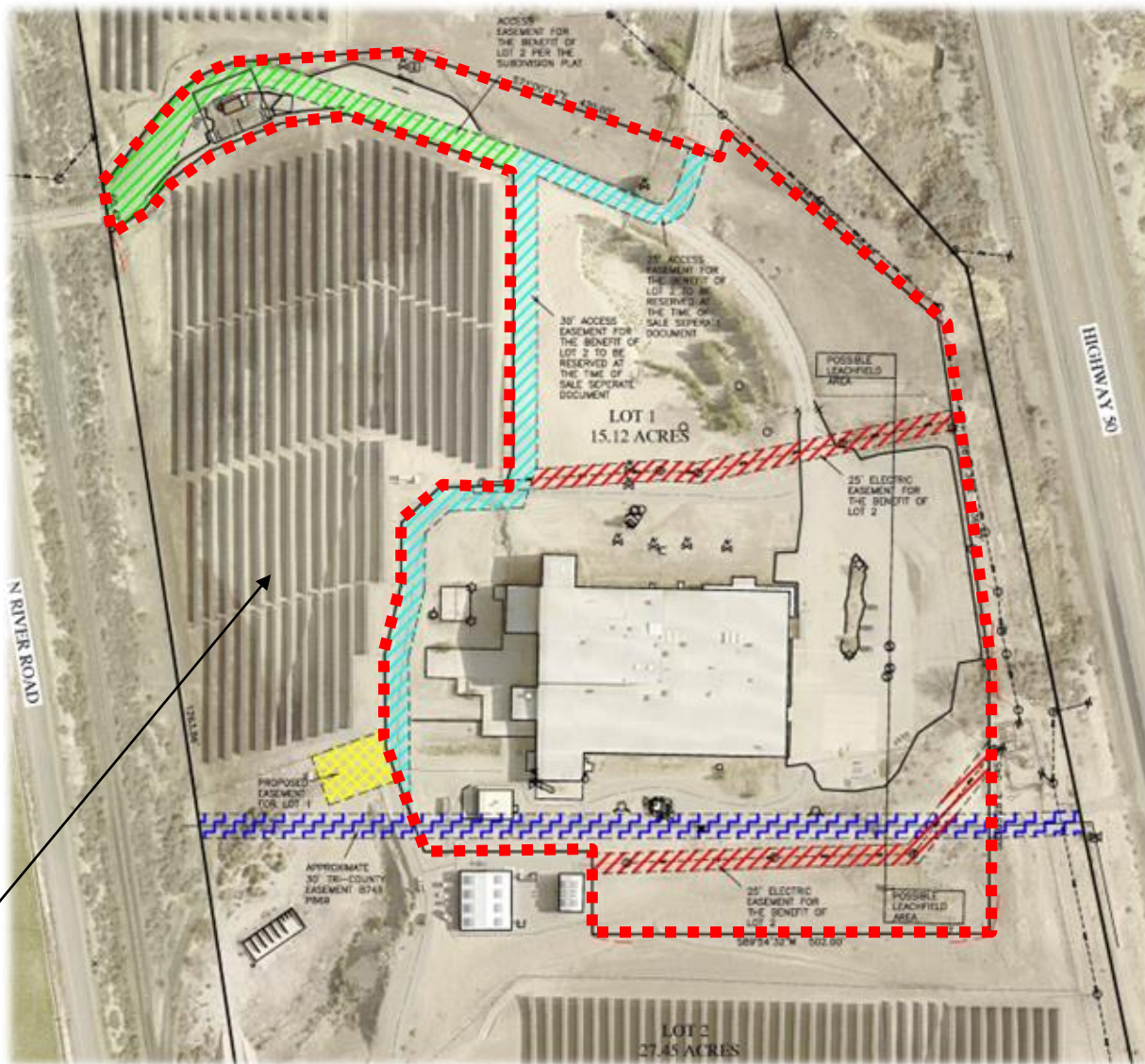


PROPOSED EASEMENT FOR LOT 1



APPROXIMATE 30' TRI-COUNTY EASEMENT B741 P869

**SOLAR FARM NOT INCLUDED**



- Lot 1 - Subject Property has been subdivided ~15.12 Acres
- Lot 2 – location of Solar Farm and Sub Station are located (not included)

# Aerial View

Property  
Entrance

Guard house



**----- Subject Property/building & ~15.12 acres**

\*Dimensions are approximate and should be verified

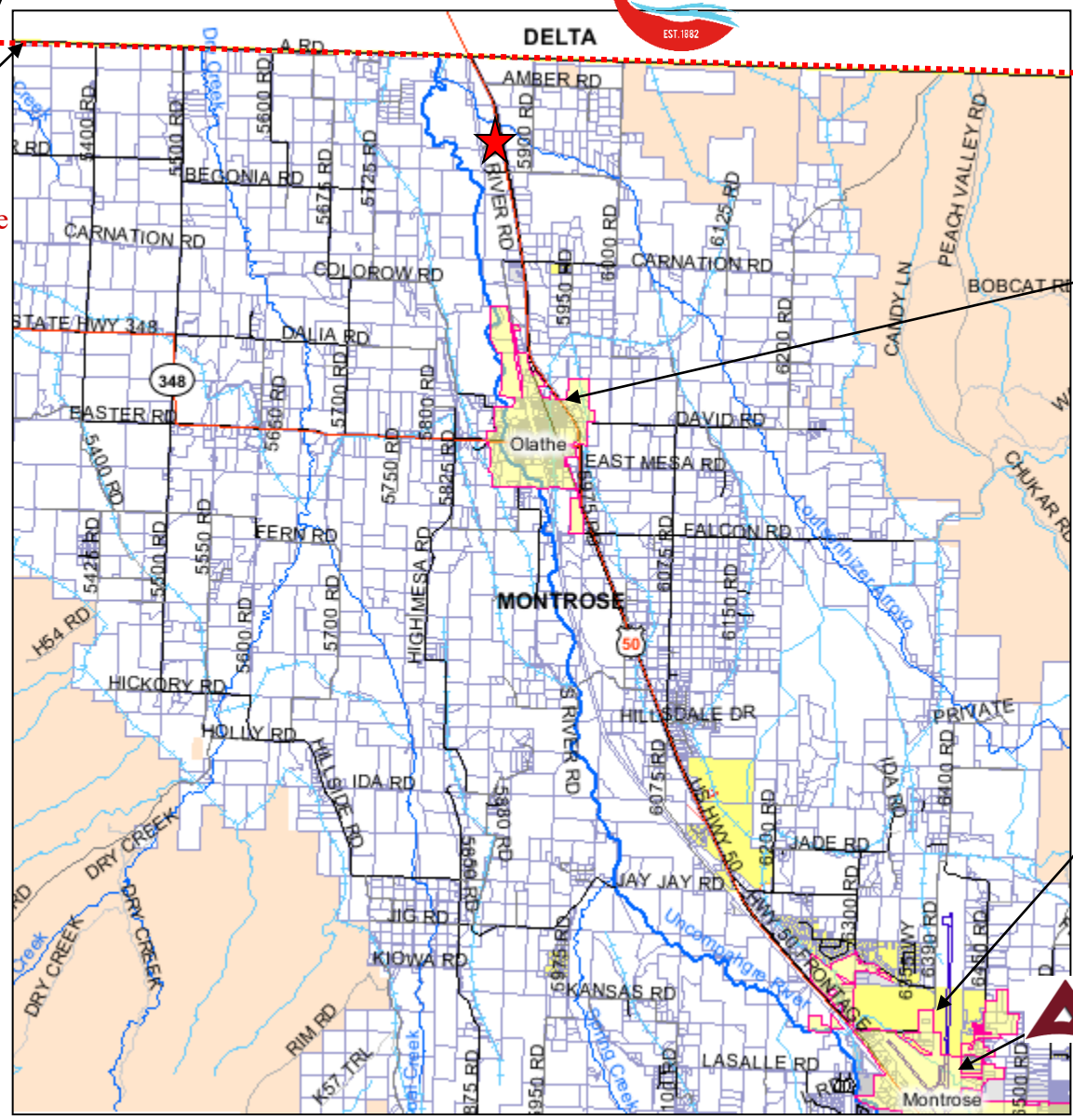


# Map of Vicinity

Montrose/Delta County line

Town of Olathe

★ Subject property



City of Montrose  
COLORADO



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# Directions to Property

★ Subject property

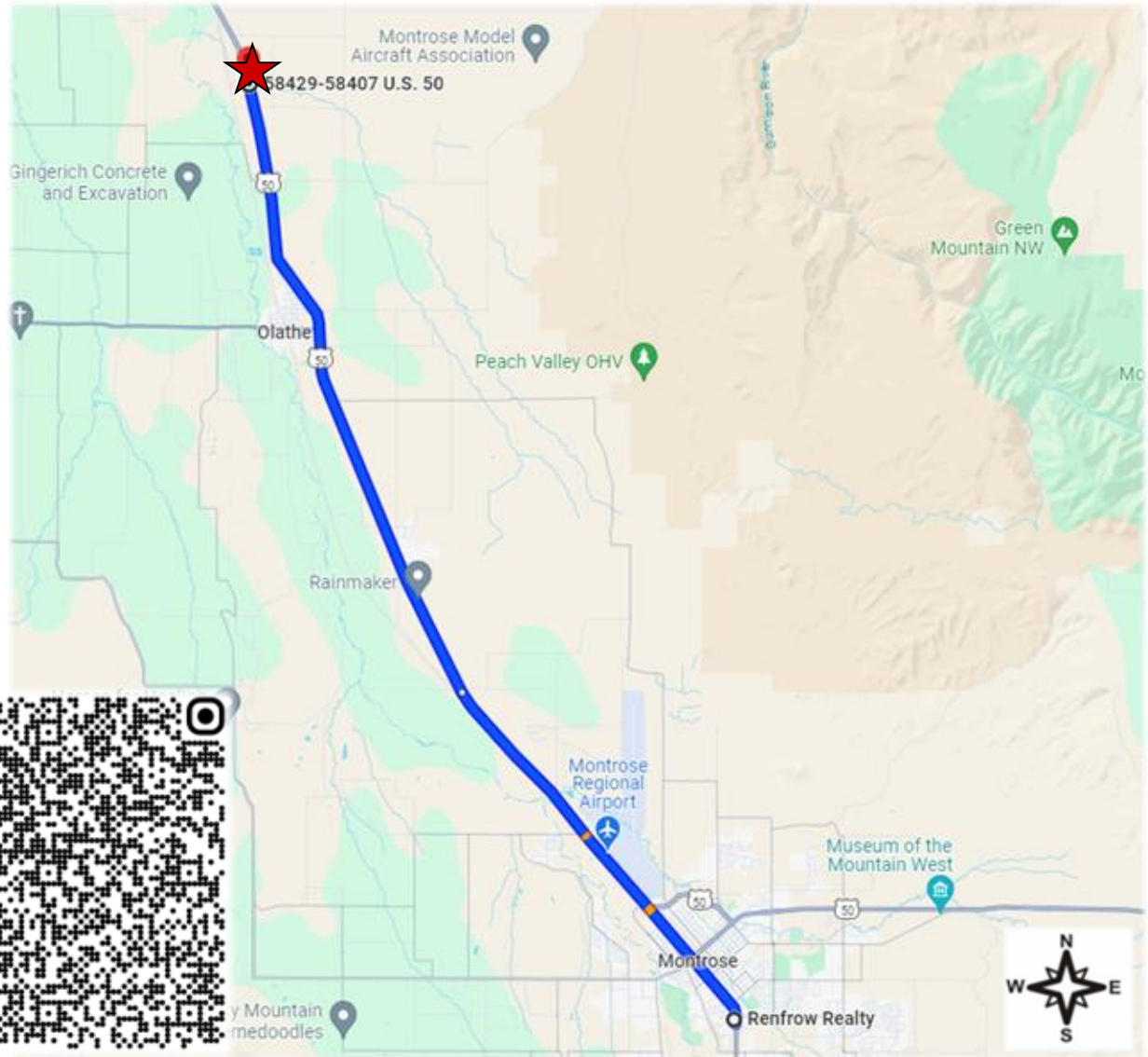
• Starting from Renfrow Realty  
1832 South Townsend Ave,  
Montrose, CO 81401

- ↑ Head south toward Montrose Dr  
285 ft
- ↶ Turn left at the 1st cross street onto Montrose Dr  
69 ft
- ↶ Turn left at the 1st cross street onto S Townsend Ave  
• Pass by Burger King (on the left in 1.3 mi)  
6.0 mi
- ↑ Continue onto US-50 W  
9.1 mi

58429-58407 US-50  
Olathe, CO 81425



Property Location Pin  
Directions Via Google Maps



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# Montrose County Assessor Property Account Detail\*

## Account Detail

**Account: R0027730**

### Owner Information

**Owner Name** Co Mine 1 Landco LLC

### Estimated Tax Information

**2026 (Estimated)** \$35,053.24

### Assessment Information

**Actual (2026)** \$1,9858,550

Type	Actual	Acres	SQFT
Improvements	\$1,867,240	0.000	76442
Land	\$118,310	15.12	0.0

### Legal Description

**Parcel Number** 3495-281-01-001

**Tax Area Id** - 015020

**Situs Address** 2520 N RIVER RD

**City** OLATHE

**Legal Summary** Lot 1, Ash Warehouse Minor Subdivision, according to plat recorded May 5, 2026 at Reception No. 990860.

County of Montrose, State of Colorado.

**Actual Year Built** 1985

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



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# Photos – Office Space\*



**\*Offices are unfinished, but artistic brick work with antique wood highlights, in-floor heating, electrical and framing done. Plans available upon request.**



# Photos – Warehouse Space



**Concrete Floors**



**South Entrance**



**Bathroom**

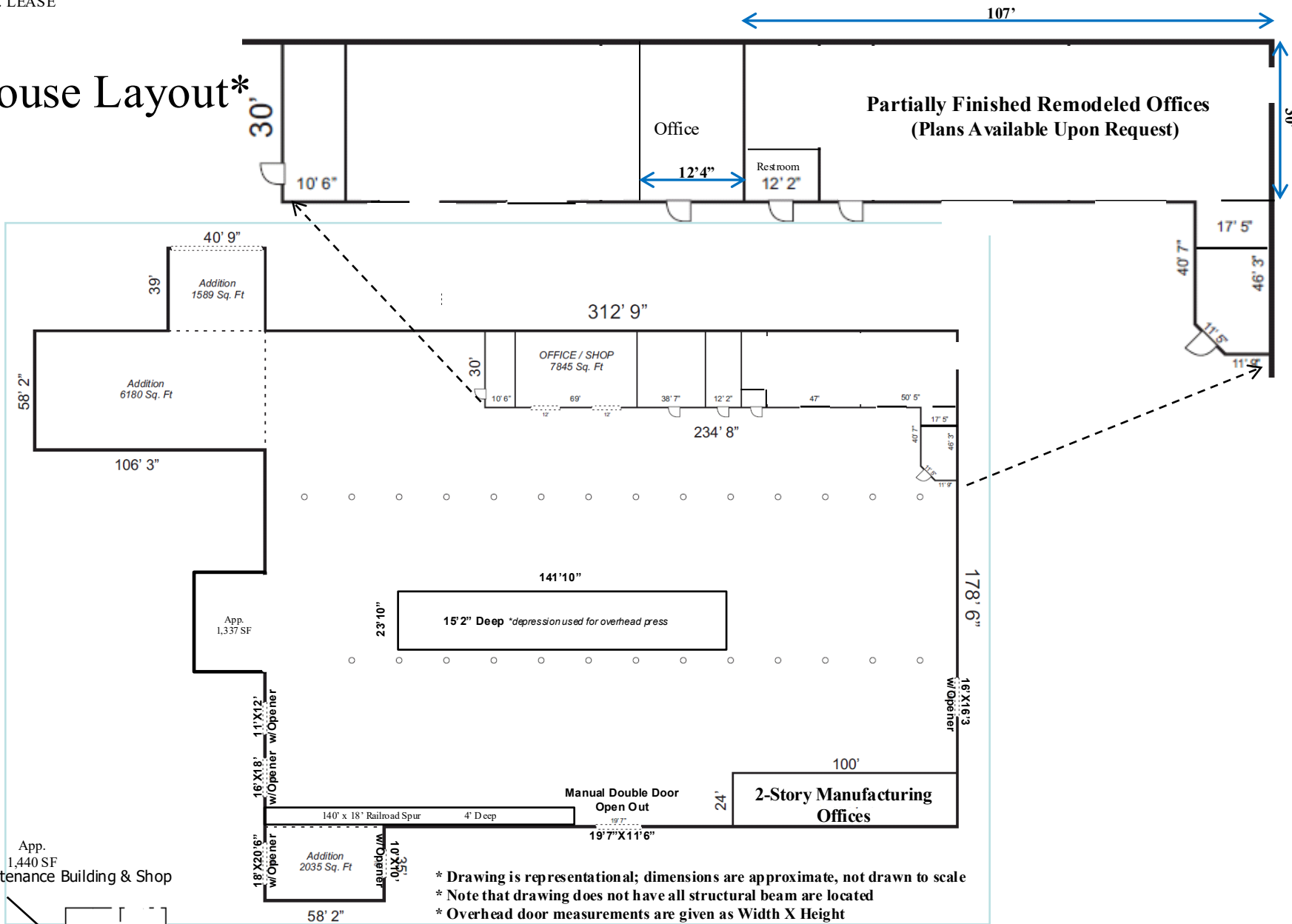


**Kitchenette**



**62' High Ceilings**

# Warehouse Layout\*



\* Drawing is representational; dimensions are approximate, not drawn to scale  
 \* Note that drawing does not have all structural beam are located  
 \* Overhead door measurements are given as Width X Height

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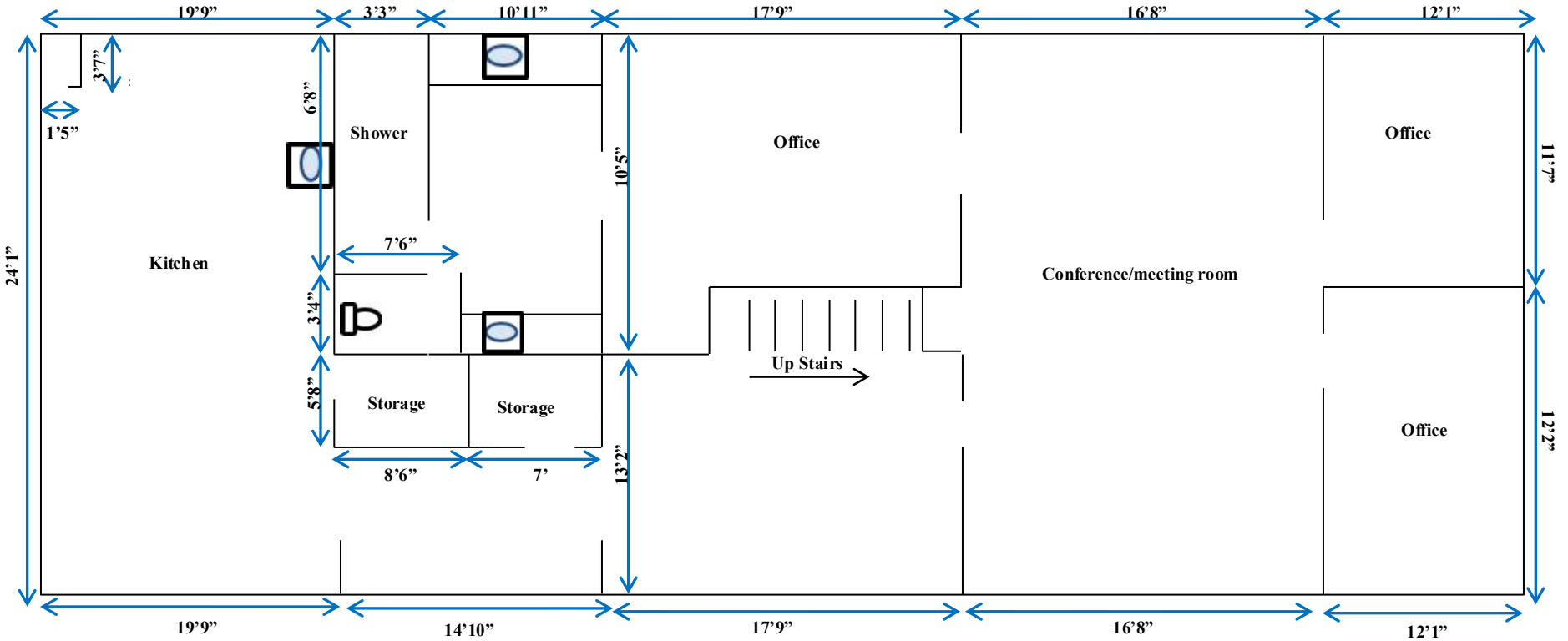
# \*Manufacturing Office Photos



# Manufacturing Office: 1<sup>st</sup> Floor\*

Features:

- 3 Offices
- Conference/Meeting Room
- Kitchen



\* Dimensions are approximate, not drawn to scale.



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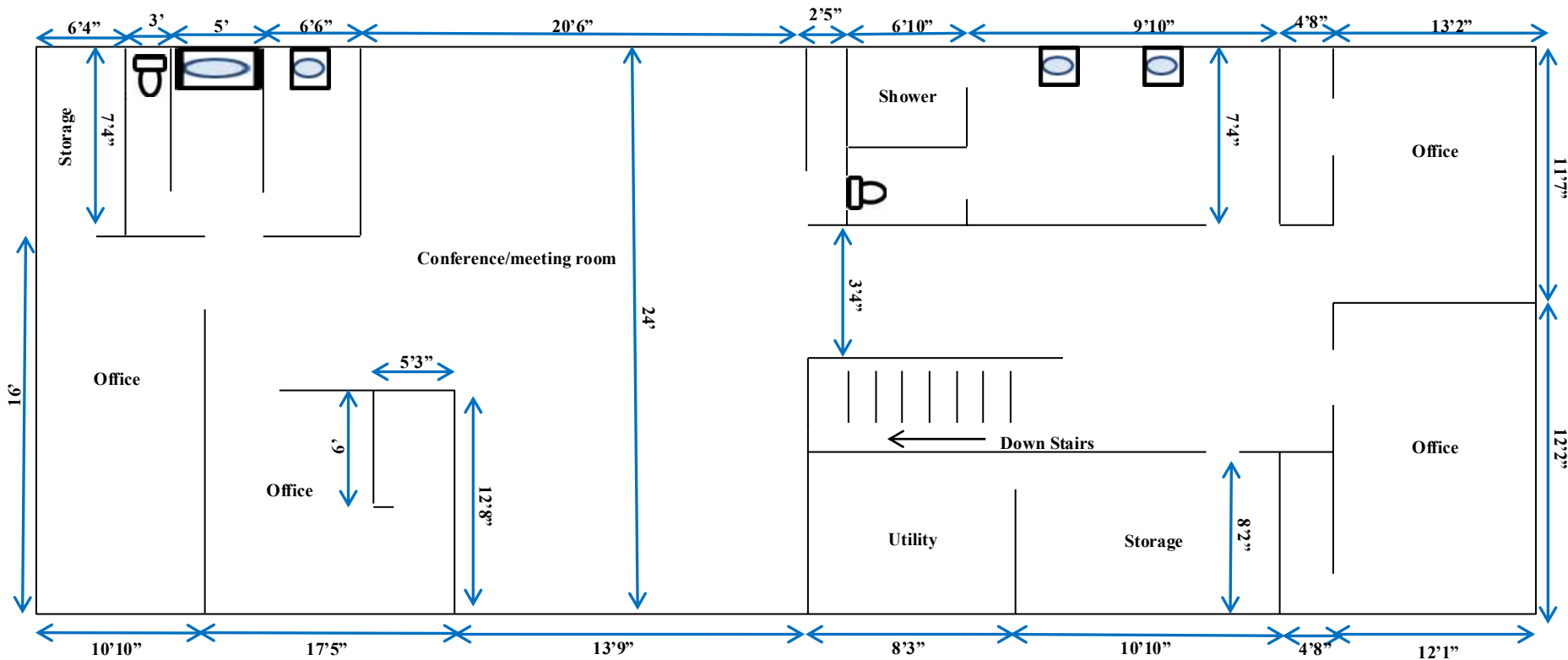
Information deemed reliable, but not guaranteed and should be verified.



# Manufacturing Office: 2nd Floor\*

Features:

- 4 Offices
- Conference/Meeting Room



\* Dimensions are approximate, not drawn to scale.

90' Ceiling Height

58' Ceiling Height



**View of Facility facing West/Front Entrance**



**Automated Security Gate/RR Tracks**



**View of Facility facing North/Side Entrance**



**View of Facility facing East/Back of Building**



**View of Facility facing South**

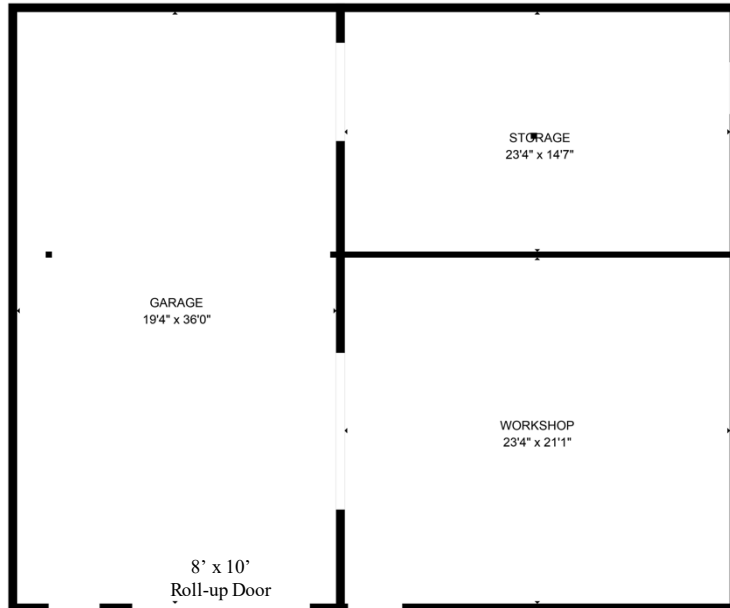
# Misc. Outbuildings



Southwest Outbuilding – Shop / Garage



Northwest Outbuilding – Guard / Entrance Booth



## Utilities Information

- Water: Tri-County Water (970) 249-3369
  - 2 taps included
  - 1 ½” tap (warehouse)
  - 8” tap (line to fire hydrants and fire suppression system)
- Electricity: DMEA (970) 249-4572
  - 3-phase power on property
- Gas: Black Hills Energy (800) 563-0012
  - Oversized transmission line that services property
  - Fiber: Elevate (844) 386-8744 (Installed)
- Irrigation Water: Uncompahgre Valley Water Users Association (UUVWUA) (970) 249-3813
  - 8.3 shares will be transferred at time of sale for Lot 1
  - 2026 dues – \$347.27 (\$41.84/per share)
  - Water rights transfer fees TBD at time of sale
- There are operational fire hydrants on the property. Building also has a fire suppression system, but it is offline at this time.

## Property Specifics

- Manufacturing Warehouse Office (2-story)
  - Cooling: Central A/C
  - Heating: Forced Air
- Offices (Unfinished)
  - Heating: In-floor Heating (Not yet activated)
- Warehouse
  - No Heating or Cooling
- Guard House water is disconnected and will have to be re-routed if desired

## Lease Terms

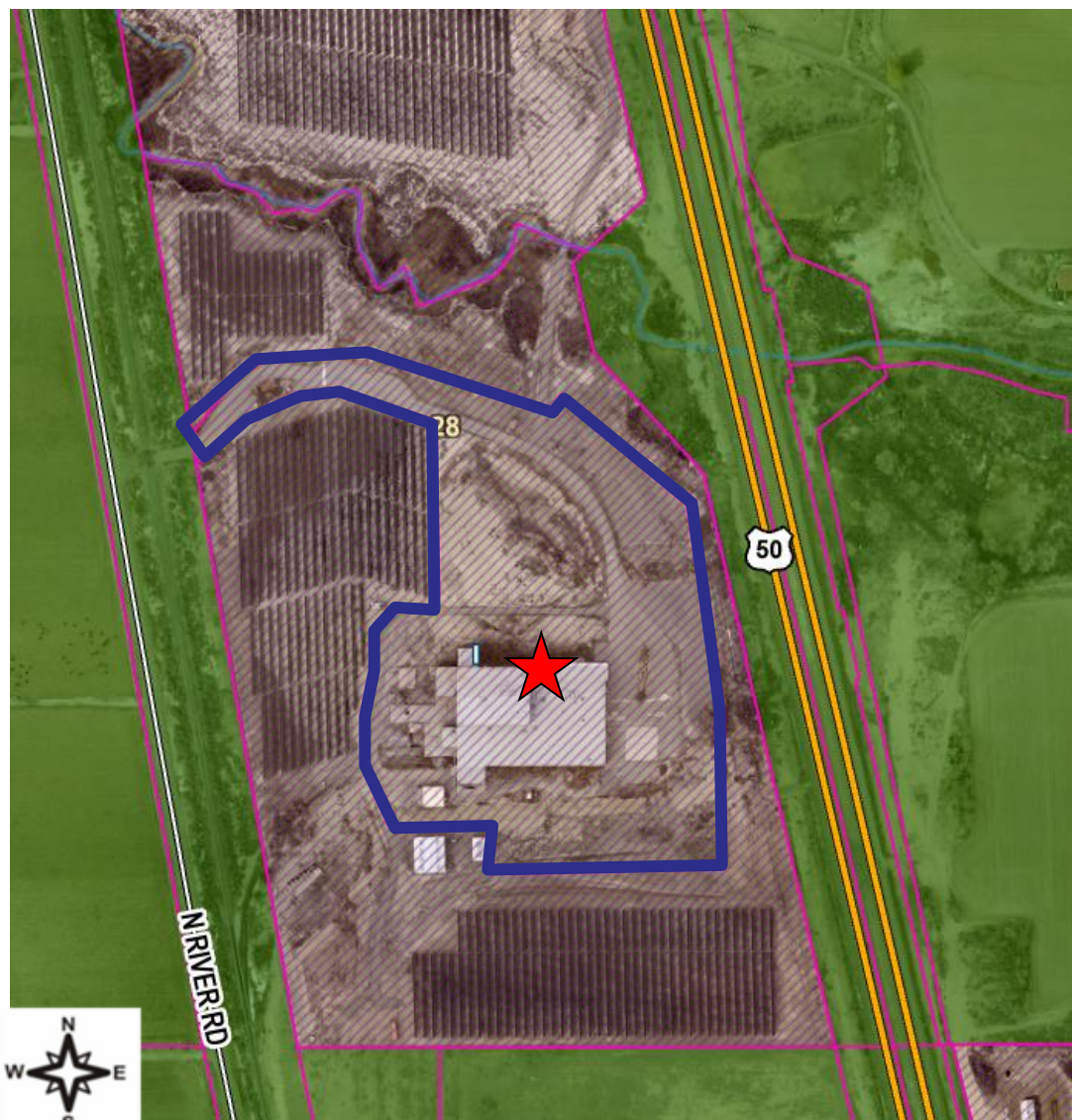
- \$12,500/month
- Security deposit equal to one month’s rent
- NNN
  - 2026 estimated NNN monthly charges = TBD (includes taxes and insurance)
  - Tenant shall pay for utilities, maintenance, landscaping and snow removal of leased area
  - Tenant will pay for water shares as determined by amount of land leased
  - Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insured
  - Tenant improvement negotiable based on lease

## Railroad Crossing Application









- Located between 907-883L and 253-402F on Union Pacific track Grand Junction to Montrose
- Contact for access permit application:
  - Jonathan Holland/Lease Manager
  - (402) 544-8549
  - jonathan.holland@up.com



# Montrose County Zoning Map



## County Zoning Districts

-  General Business "B"
-  General Commercial "C"
-  General Industrial "I"
-  General Residential "R"
-  Residential- Manufactured Home Park "R-MHP"
-  Planned Development "PD"
-  Public Lands "P-L"
-  General Agricultural "A"

- Subject property is zoned "I" General Industrial in Montrose County
  - Zoning regulations for "I" on the following pages
- Contact Talmadge Richmond County of Montrose for more information at (970) 252-4550 or [trichmond@montrosecounty.net](mailto:trichmond@montrosecounty.net)



# Zoning Breakdown\* - "I" Industrial District\*

Industrial Use Table ~ Continued							
<b>Natural Resource Exploration &amp; Production:</b>				<b>Vehicles &amp; Equipment:</b>			
Natural Resource Exploration	R	Natural Resource Extraction	R	Automobile Service and Repair	R	Salvage Yard ( <i>See Sec. III.A.8</i> )	
<b>Parks:</b>				Automobile, truck, trailer, farm equipment, marine, or RV services and sales	R	Truck Stop	
Park	R			Heliport	R		
<b>Personal Services &amp; Office:</b>				<b>Warehousing &amp; Freight:</b>			
Personal Service Establishment	R	Professional Services Establishment	R	Distribution and Warehouse Facility	R	Solid Waste Disposal	R
Professional Offices	R			Mini-Storage Warehouse	R	Wholesale Establishment	R
<b>Public Utilities &amp; Facilities:</b>				<b>Accessory Uses:</b>			
Government Facility	R	Telecommunications Facility ( <i>see Sec. III.D</i> )	R	Accessory Structure or Building ( <i>See Sec. III.C.2.b</i> )	R	Accessory Dwelling Units (ADU) ( <i>See Section III.C.2.a</i> )	R
Public Utility Facility	R	Utility Transmission, Distribution, and/or Service Lines	R	Accessory Use ( <i>See Sec. III.C.1</i> )	R	Outdoor Storage ( <i>See Sec. III.A.10</i> )	R
Battery Energy Storage Systems (BESS) ( <i>See Sec. III.A.13</i> )	R	Power Generation ( <i>See Sec. III.A.13</i> )	S	Alternate Onsite Energy Generation	R		
Large-Scale Renewable Energy Facilities ( <i>See Sec. III.A.13</i> )	S	Small-Scale Renewable Energy Facilities ( <i>See Sec. III.A.13</i> )	S	<b>Temporary Structures &amp; Uses:</b>			
<b>Recreational Facilities:</b>				Construction Office ( <i>See Sec. III.B.2.b(3)</i> )	R	Roadside Stands ( <i>See Sec. III.B.2.b(5)</i> )	
Amusement and Entertainment Facility, Indoor	R	Recreation Facility, Indoor	R	<p style="text-align: center;"><b>* Taken from Montrose County Zoning Resolution 59-2025, recorded January 7, 2026</b></p> <p style="text-align: center;"><b>Montrose Zoning Regulations document is available on Montrose County Zoning website at <a href="https://www.montrosecounty.net/228/Zoning-Regulations-Maps">https://www.montrosecounty.net/228/Zoning-Regulations-Maps</a></b></p> <p style="text-align: center;"><b>Or call listing office for a copy</b></p>			
Amusement and Entertainment Facility, Outdoor	R	Recreation Facility, Outdoor	R				
RV Park	R	Shooting Range, Commercial	R				
<b>Retail:</b>							
General Retail	R	Heavy Retail	R				
<b>Sexually Oriented Business</b>							
Sexually Oriented Business ( <i>See Sec. III.A.11</i> )	R						

# Additional Documents Available Upon Request

## Preliminary Plat

- JeHN Engineering (970) 874-6118
- October 8, 2008

## ALTA Survey

- JeHN Engineering (970) 874-6118
- October 8, 2008

## ALTA Survey

- Steve Yelton (970) 249-9543
- February 25, 2013

## Original Construction Prints

- Louisiana-Pacific Corporation
- October 3, 1995

## Geological Hazard and Feasibility Study

- Lambert & Associates (970) 249-2154
- December 18, 2007
- Updated February, 2008

## Traffic Study

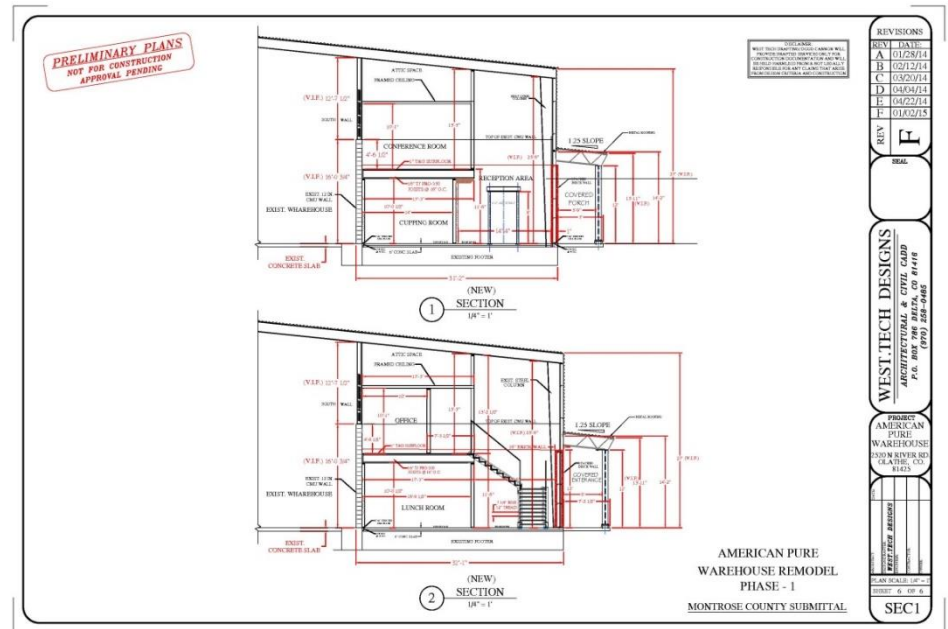
- TurnKey Consulting LLC (970) 985-4001
- November 13, 2007

## Environmental Assessment

- Walter Environmental & Engineering Group (970) 255-8017
- February 25, 2013

## New Building Plans

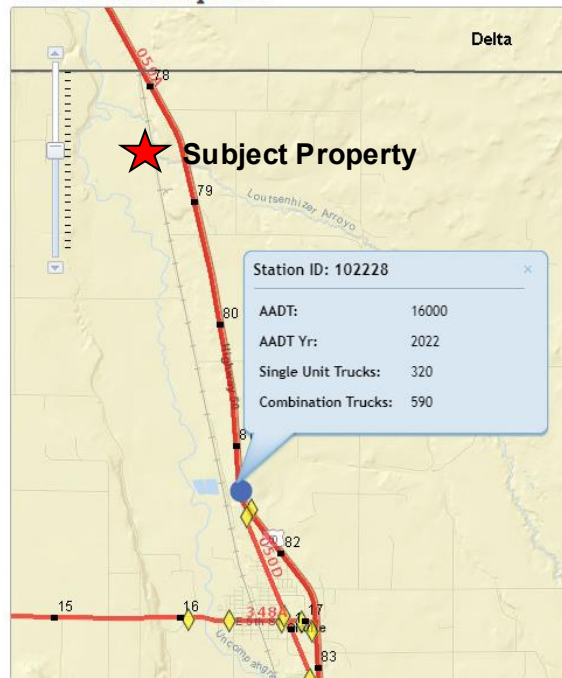
- West Tech Designs (970) 874-1288



## Septic Permit

- Ute Engineering & Surveying (303) 874-7593
- June 1990

Traffic Data Explorer



Colorado Department of Transportation (CDOT) Traffic Count\*



DAILY TRAFFIC (09/28/2022)

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	20	21	8	20	51	127	357	656	487	581	647	623	689	677	689	620	790	821	745	352	275	146	69	50
S	28	16	25	27	90	261	520	833	721	615	629	645	677	617	584	735	664	646	384	284	186	107	84	40

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
102228	050A	80.289	81.472	16,000	2022	320	590	5.7	11	19,520

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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# Recap

Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Yearly \$/Sq.Ft. w/NNN
76,423	\$12,500	\$150,000	\$1.96	TBD	TBD

- ¼ Mile (MOL) Highway 50 Frontage
- Large Industrial Warehouse Facility
- Large Parking Area (Asphalt and Concrete)
- Partially Finished New Office Space
- 2-Story Warehouse Office Space
- 3-Phase Power and 6 Drive-In Overhead Doors
- Fenced Property with Security Gate
- Zoned “I” Industrial in Montrose County
- Potential Rail Spur into Property (Switch Removed)
- Property is also listed for sale MLS# 816482
- **Solar Farm not included**

## LEASE TERMS

- \$12,500/month
- Security deposit equal to one month’s rent
- NNN
  - 2026 estimated NNN monthly charges = TBD (includes taxes and insurance)
  - Tenant shall pay for utilities, maintenance, landscaping and snow removal of leased area
  - Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insured
  - Tenant improvement negotiable based on lease

# \$12,500/month NNN

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