

3045 Aerotech Pkwy, Unit 1

Montrose, Colorado 81401



COMMERCIAL LEASE INFORMATION PACKET



Joey Huskey * John Renfrow
Renfrow Realty

Created by John Renfrow / Joey Huskey
(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

Commercial/Industrial North of Airport!

3045 Aerotech Pkwy, Unit 1
Montrose, CO
MLS # 837444



Unit Sq.Ft.	Monthly Base Rent	Monthly CAM	Total Monthly	Yearly Lease	Yearly \$/Sq.Ft.
1,261	\$1,500	\$95	\$1,595	\$19,140	\$15.18

Commercial Condominium Unit For Lease

The unit has front retail/office space, restroom and large warehouse area behind with 10'x10' overhead door. Easy access off Hwy 50 Frontage Rd and located immediately north of Montrose Regional Airport. Lease is adjusted gross; Tenant pays CAM charges, electric and gas, and maintains \$1M liability policy naming Owner as additionally insured. High visibility and traffic count on North Townsend/Highway 50. Unit features LED lighting and security cameras. Large off-street parking. Unit Available August 15, 2026.

Additional fenced yard available!

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



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Aerial Photo

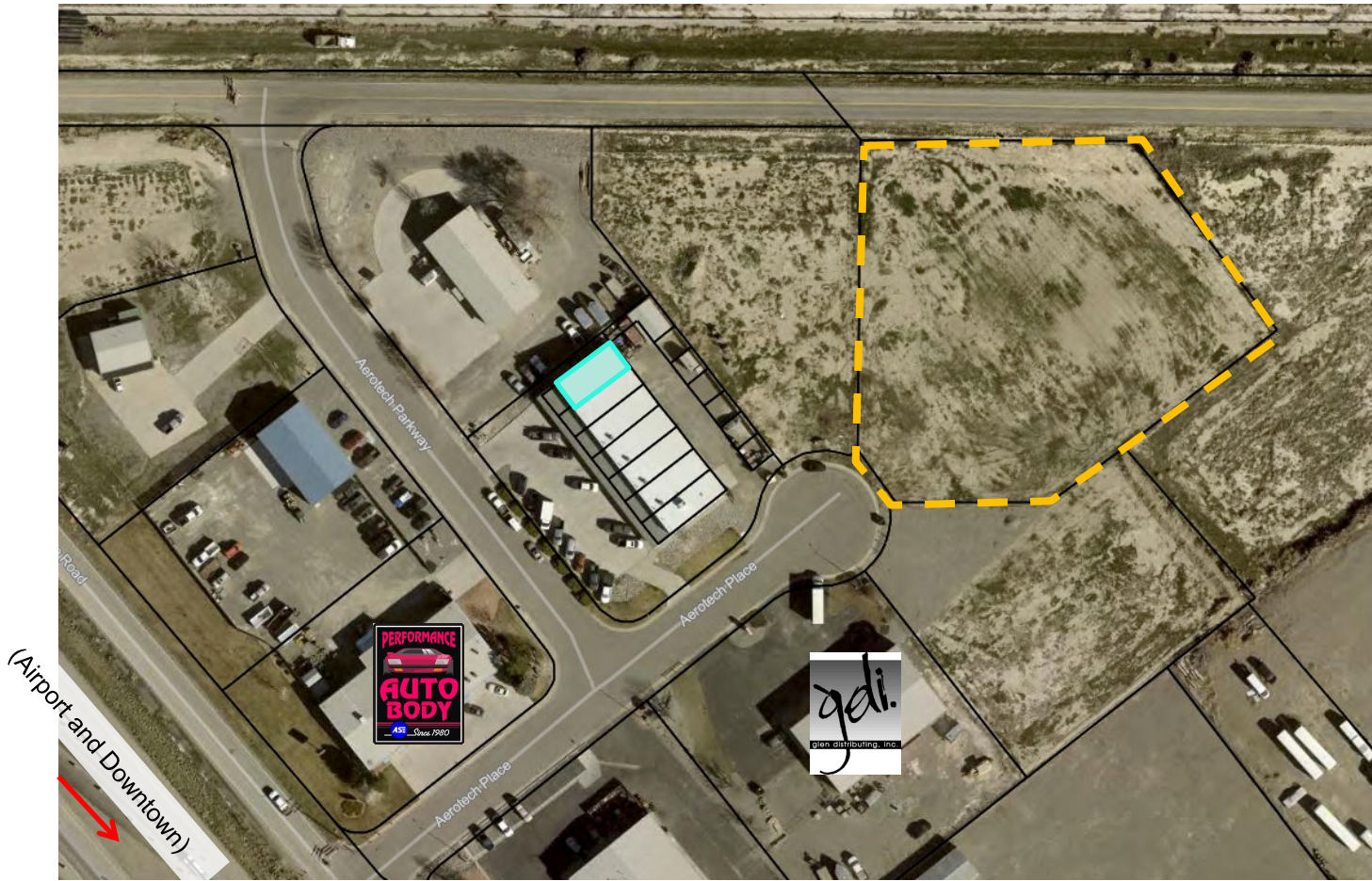


Photo from Montrose City GIS/EagleView



Subject Property/Unit 1



Additional Yard space available

MLS#828630

RENFROW
REALTY
— COMMERCIAL —

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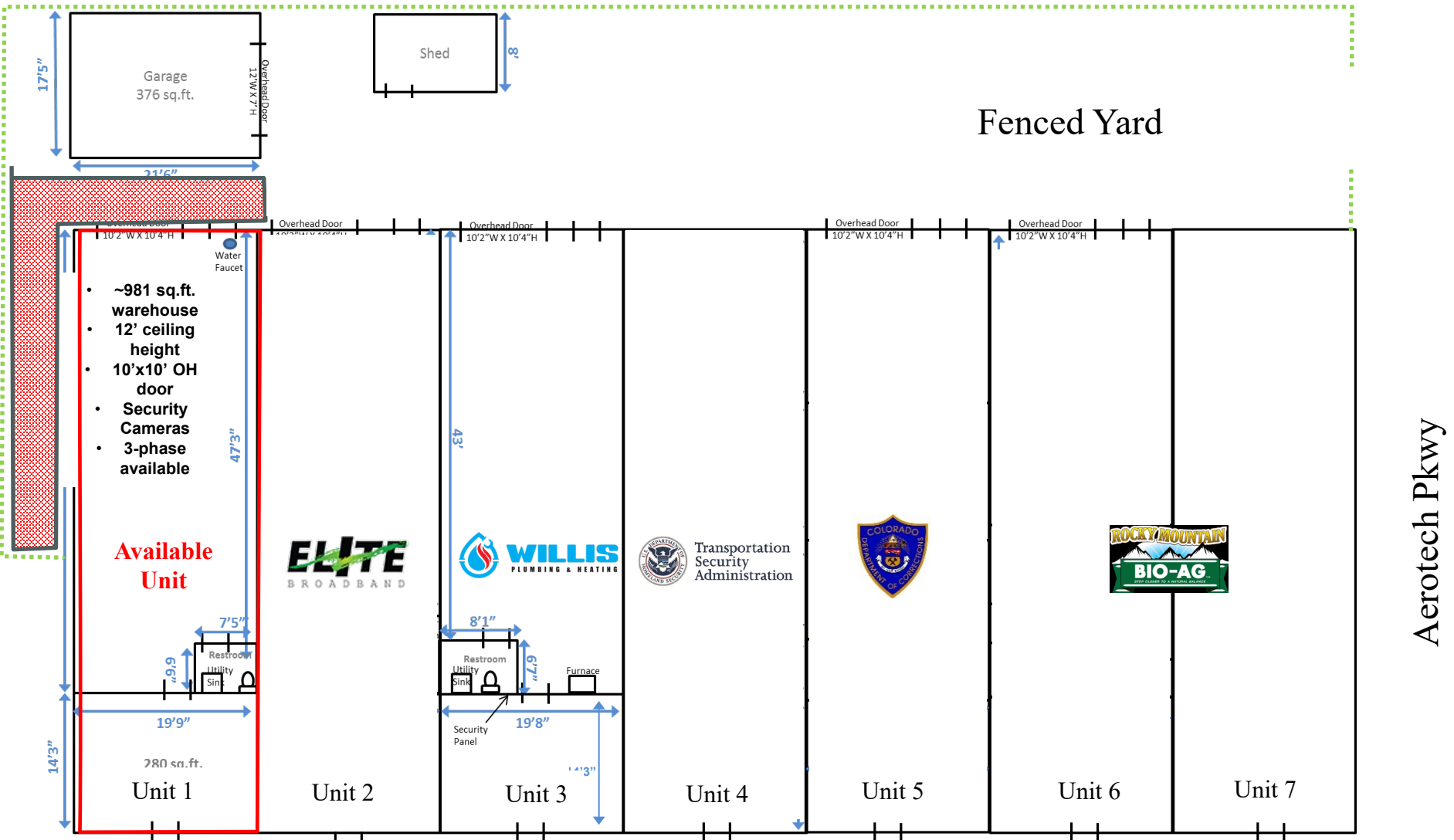
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- Starting from Renfrow Realty at 1832 South Townsend Ave., Montrose, CO 81401
 - Office number (970) 240-0550



ROCKY MOUNTAIN
RMCRE
COMMERCIAL REAL ESTATE





- ~1,261 sq.ft. total
- Warehouse is ~981 sq. ft.
- Front retail/office area is ~280 sq. ft.
- Warehouse area has 10'x10' OH door and 12' ceiling
- Exterior security cameras
- 3-phase power available
- Restroom with utility sink
- Fenced yard
- Large off-street parking lot
- Unit available 8/15/26 (potentially before)



*Photos were taken while vacant. Current tenant will vacate July 31, 2026

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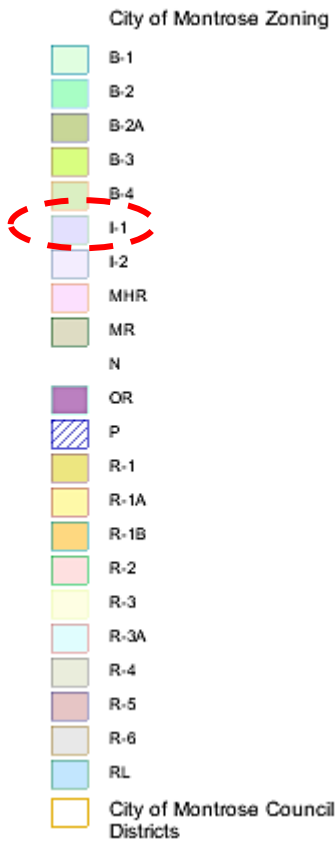
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3045 Aerotech Pkwy #1
Montrose, Colorado

City Zoning Map



Subject property is zoned I-1 in the City of Montrose

- Zoning Regulations are on the following page
- Contact City of Montrose for more information (970) 240-1400



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3045 Aerotech Pkwy #1
Montrose, Colorado

*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_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS)

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* 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			

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

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

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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	

* Taken from City of Montrose Zoning Regulations May 2023

General Information

Utilities

- Water– Menoken Water (970) 249-3242
- Sewer/Trash – City of Montrose (970) 240-1400
- Natural Gas – Black Hills Energy (800) 563-0012
- Electricity – DMEA (970) 249-4572
 - 3-phase power installed – tenant will need to transfer to name and connect again
- Fiber/Phone – Clearnetworx (970) 240-6600
 - Installed

Unit Specifics

- Heating
 - Natural Gas Forced Air
- Cooling
 - Forced Air
- ~981 sq ft warehouse
 - 12' ceilings
 - 10' x 10' Overhead door
- ~280 sq ft office
- Property exterior security cameras
- 3-Phase Power available
- LED lighting



Forced Air
Conditioning and Heat

Terms & Conditions

- Security Deposit Equal to One Month's Rent
- Minimum one year lease
- Adjusted Gross Lease
 - Tenant pays electricity and gas
 - Tenant pays CAM charges of \$95/month to cover water, sewer, trash, landscaping and snow removal.
 - Tenant maintains a \$1M liability insurance policy naming landlord as additionally insured.
- Possession
 - Upon signing lease and submitting security deposit, first month's rent, proof of insurance and transfer of utilities
- Additional yard space negotiable



Utility Sink in
Bathroom

Colorado Department of Transportation (CDOT) Traffic Count*

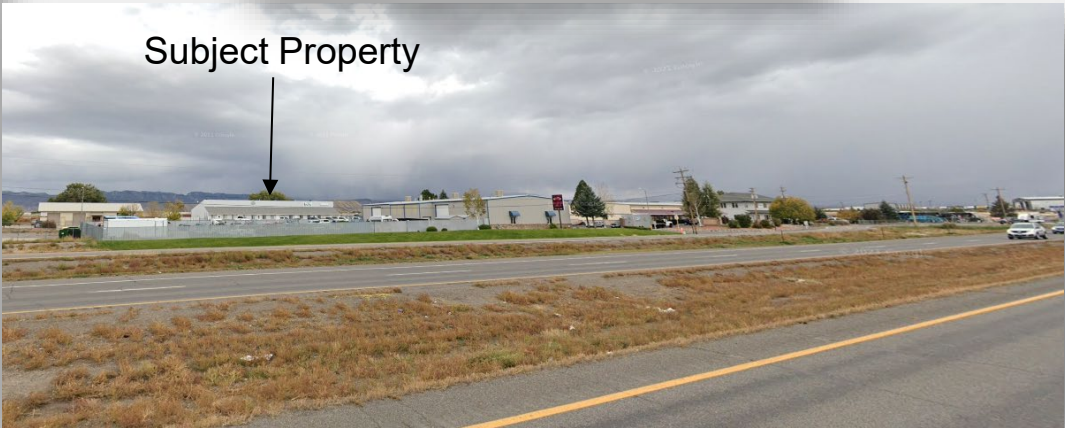
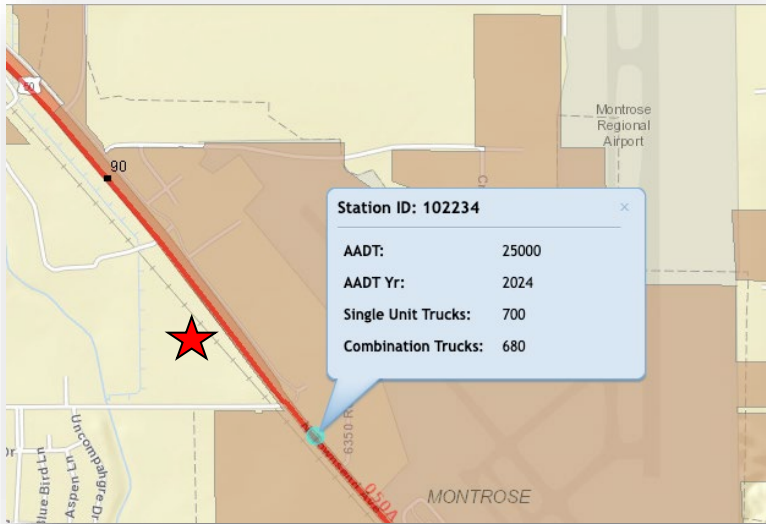


Photo from Google Maps

★ Subject Property

DAILY TRAFFIC (8/02/22)

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	56	62	43	47	88	159	447	683	722	748	763	784	884	909	1,011	1,029	1,164	1,239	811	582	383	309	153	16
S	62	33	41	30	140	428	847	1.119	975	982	944	868	916	910	778	842	722	719	677	491	346	276	172	12

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 2038)

Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT	Projected Single Trucks	Projected Combined Trucks
050A	90.542	91.878	25,000	2024	700	680	5.5	9	29,200	818	794

AADT: Annual average daily traffic is the total volume of vehicle traffic of a highway for a year divided by 365 days and is a useful and simple measurement of how busy the road is.

*Raw Data taken from <http://dtdapps.coloradodot.info/Otis/>



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Vicinity Map



Patriot Truck Wash

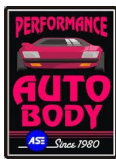


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Recap

Unit Sq.Ft.	Monthly Base Rent	Monthly CAM	Total Monthly	Yearly Lease	Yearly \$/Sq.Ft.
1,261	\$1,500	\$95	\$1,595	\$19,140	\$15.18

- Unit has front retail/office space
- Back warehouse space with 10’x10’ OH door and 12’ ceiling height
- North of Airport with easy access
- Excellent North Townsend/Hwy 50 visibility
- High-traffic count with 20,000+ daily vehicles
- Zoned I-1 in the City of Montrose
- Fenced yard
- Plenty of parking (additional lot available)
- LED lighting
- Exterior security cameras

\$1,595/month

Adj. Gross

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



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