

675 Industrial Blvd Units 102 & 103 Delta, CO 81416



COMMERCIAL LEASE INFORMATION PACKET



Joey Huskey ~ Renfrow Realty

Contact Joey Huskey
(970) 874-1500 / (970) 249-5001
www.RenfrowRealty.com



Member of:

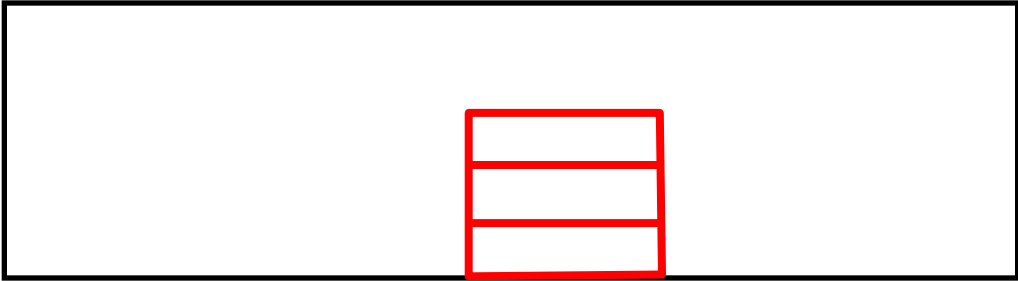
AN RMCRE NETWORK PARTNER

www.RMCRE.com

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

OFFICE/RETAIL SPACES FOR LEASE

**675 Industrial Blvd #102 & #103
Delta, CO**



Located in the Delta Industrial Park just off HWY 92, these spaces in the Grand Vista Professional Building are an excellent location for your business. There are multiple options currently available.

Unit 102: Includes 320 sq. ft. (MOL) of office space and 2,000 sq. ft. (MOL) of warehouse space. The office space includes a reception area, one bathroom and one office. The warehouse is a large open space with two overhead doors.

Unit 103: Includes 3,600 sq. ft. (MOL) office space and a 864 sq. ft. (MOL) garage. This unit features an open floor plan, 2 ADA bathrooms, 2 offices, a conference room and a kitchen/break area.

Combined Option: Unit 102, 103, the garage and warehouse can be leased together.

Adjusted Gross Lease: Tenant is responsible for proportionate share of utilities, cleaning, internet and phone; and must carry \$1M liability insurance. Landlord pays property taxes, landscaping and snow removal. There is ample off-street parking for both units. Units are currently vacant and ready to be leased! These units are located near a large commercial hub including national retailers such as Wal-Mart, Safeway, and Sherwin Williams.

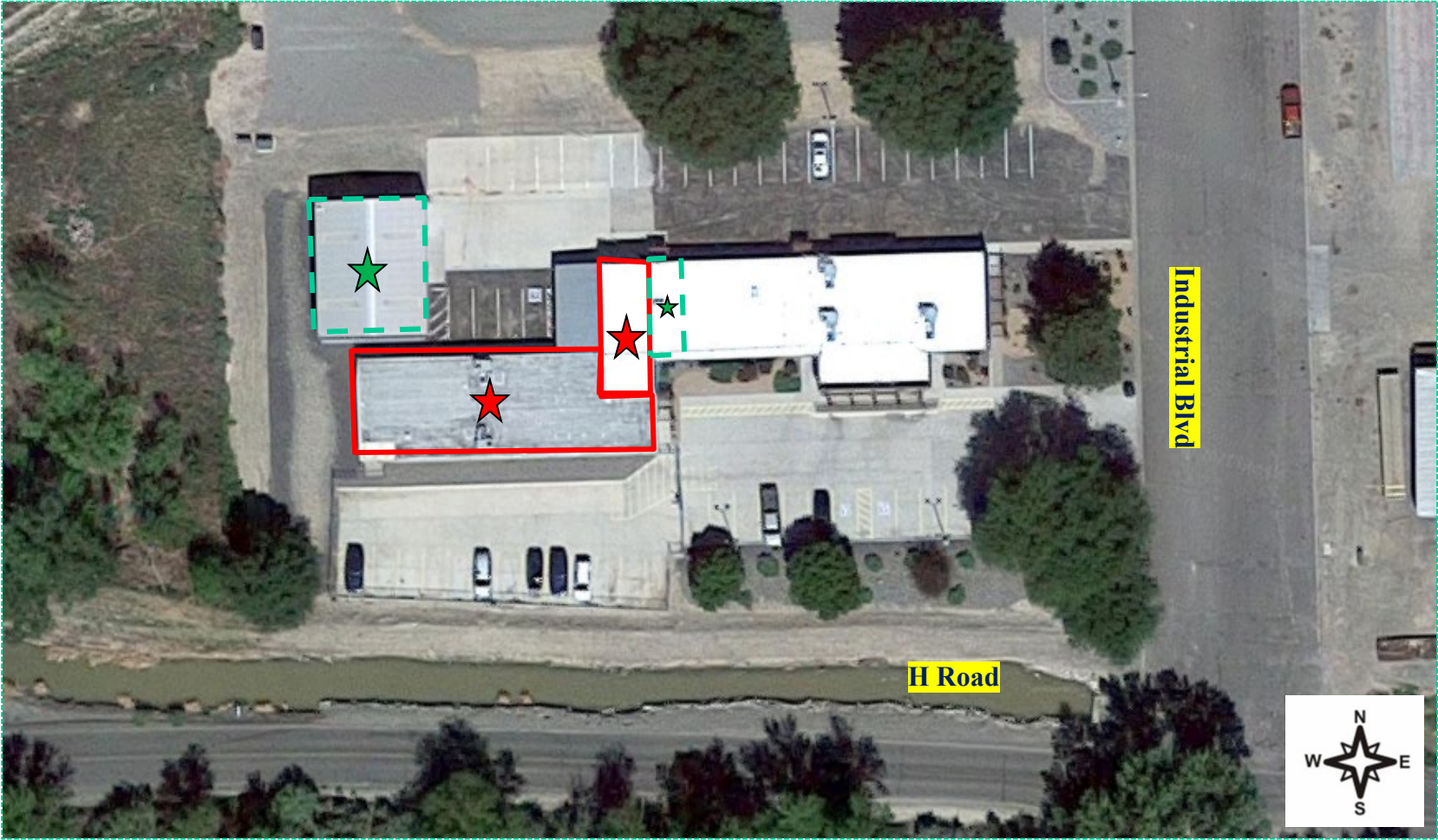
Contact Joey Huskey at (970) 874-1500

Contact Joey Huskey
(970) 874-1500 / (970) 249-5001
www.RenfrowRealty.com



AN RMCRE NETWORK PARTNER
www.RMCRE.com

Aerial Photo



(Boundaries are approximate and should be verified)

- ★ --- Unit 102 and Warehouse/Shop
- ★ --- Unit 103 and Garage

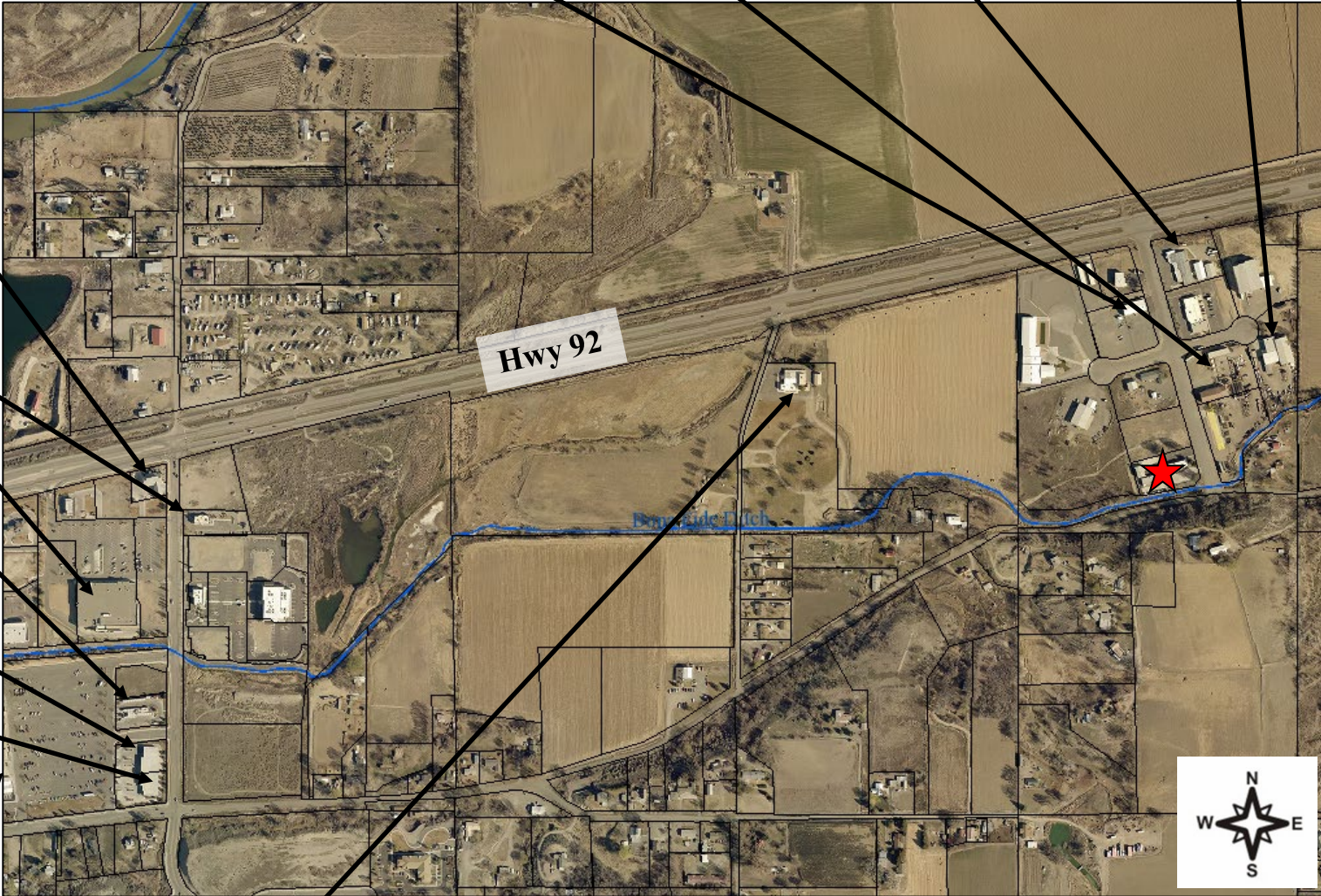


Contact Joey Huskey
(970) 874-1500 / (970) 249-5001
www.RenfrowRealty.com

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



Vicinity Map



Subject property



Contact Joey Huskey
(970) 874-1500 / (970) 249-5001

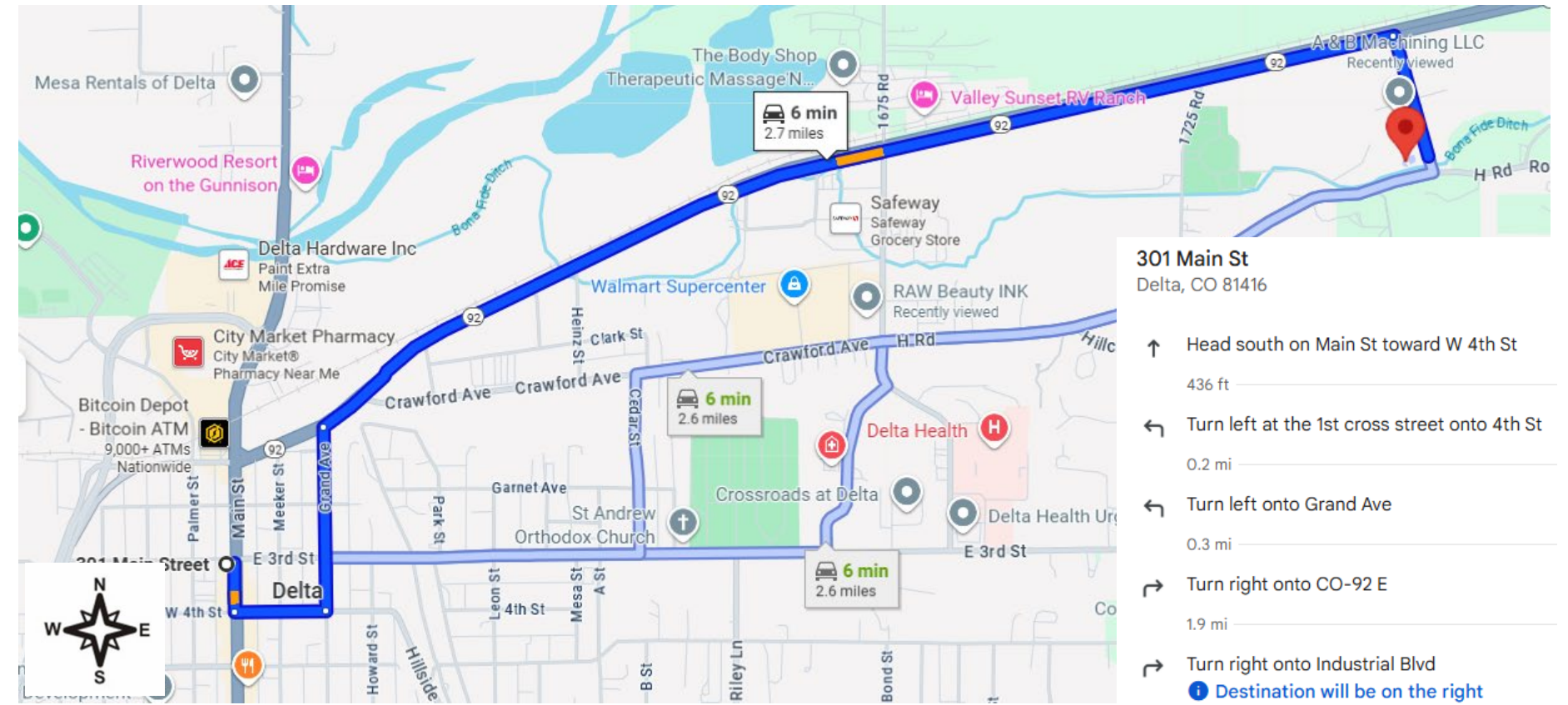
www.RenfrowRealty.com



AN RMCRE NETWORK PARTNER
www.RMCRE.com

Directions to Property

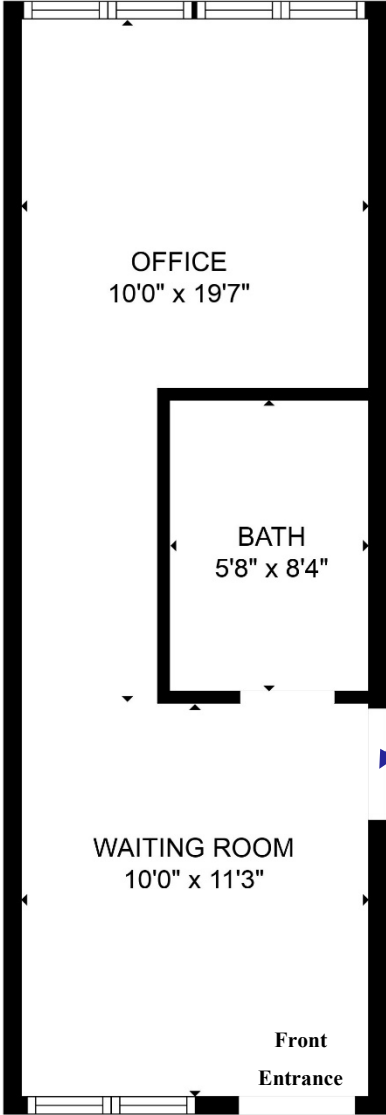
- Starting from Delta Chamber of Commerce,
301 Main St, Delta, CO 81416
- Ending at 675 Industrial Blvd.
Delta, CO 81416



- 301 Main St
Delta, CO 81416
- ↑ Head south on Main St toward W 4th St
436 ft
 - ← Turn left at the 1st cross street onto 4th St
0.2 mi
 - ← Turn left onto Grand Ave
0.3 mi
 - Turn right onto CO-92 E
1.9 mi
 - Turn right onto Industrial Blvd
Destination will be on the right
0.2 mi

675 Industrial Blvd
Delta, CO 81416

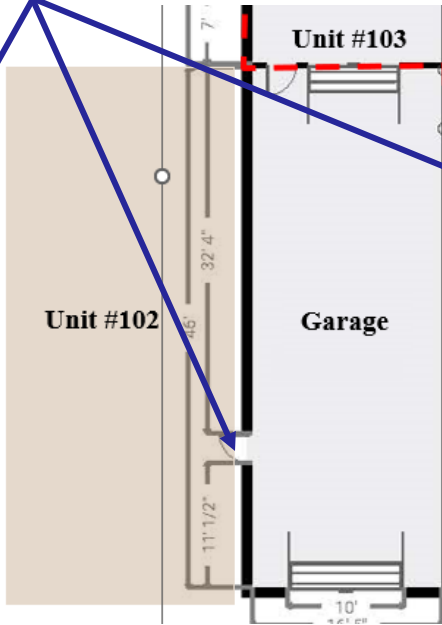
Unit 102 Office Floorplan



Door To Garage
for Unit 103
If you lease all of
the areas in the
offering, this door
will allow you to
access both units.

Property Specifics

- 320 sq.ft. (MOL) of office space
- 1 Office
- 1 Waiting Room
- 1 Restroom
- 2,000 Sq. Ft. (MOL) of warehouse space with two overhead doors



(Dimensions are approximate and should be verified)

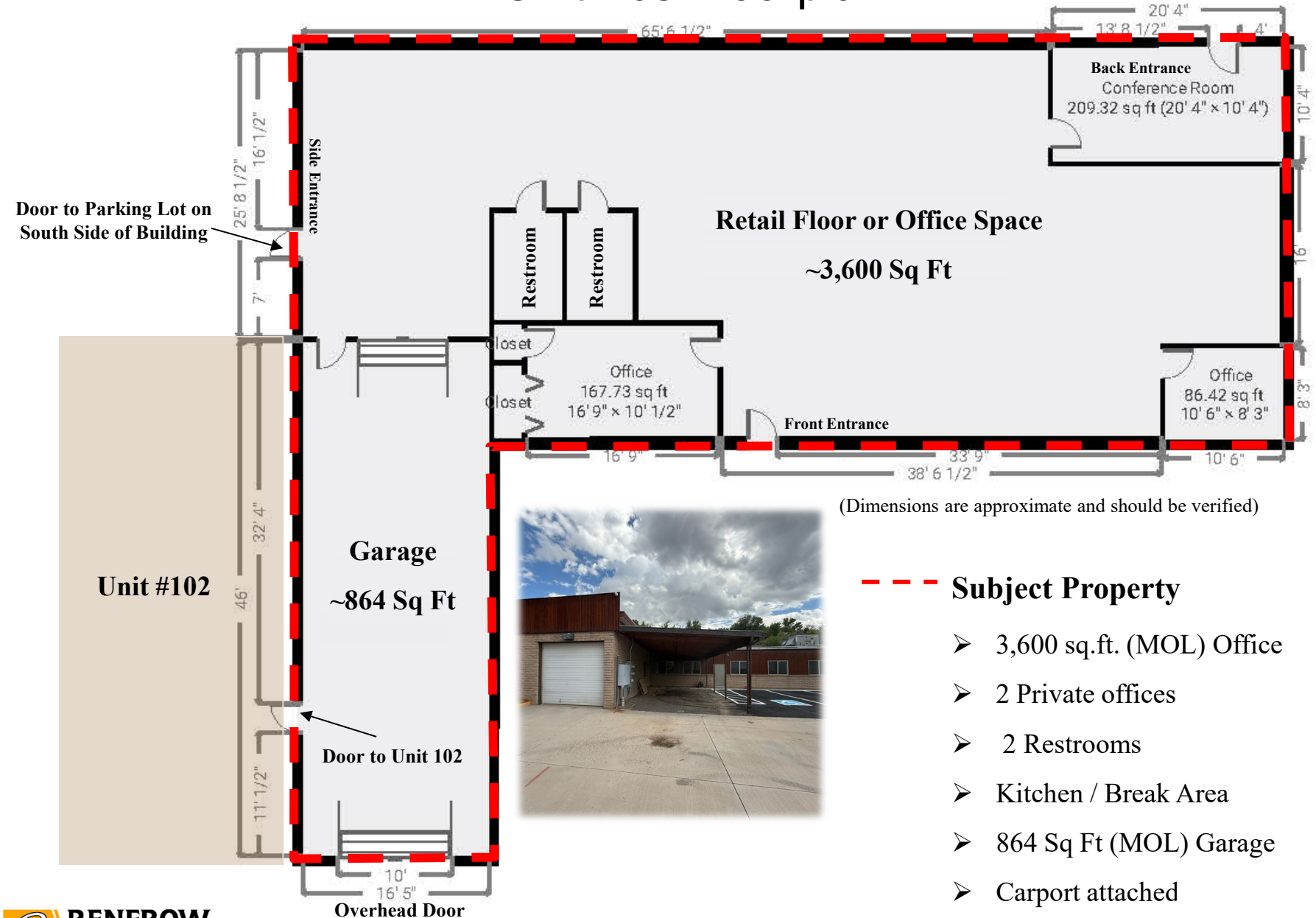
Unit 102 Photos



Warehouse



Unit 103 Floorplan



(Dimensions are approximate and should be verified)



- Subject Property**
- 3,600 sq.ft. (MOL) Office
 - 2 Private offices
 - 2 Restrooms
 - Kitchen / Break Area
 - 864 Sq Ft (MOL) Garage
 - Carport attached

Unit 103 Exterior Photos

Front Entrance



Entrance from Industrial Blvd



Unit 103 Photos



Front Shared Office



IT Closet



Kitchen / Break Area

Conference Room



**Back
Exterior
Entrance**



Back Private Office



Garage access,

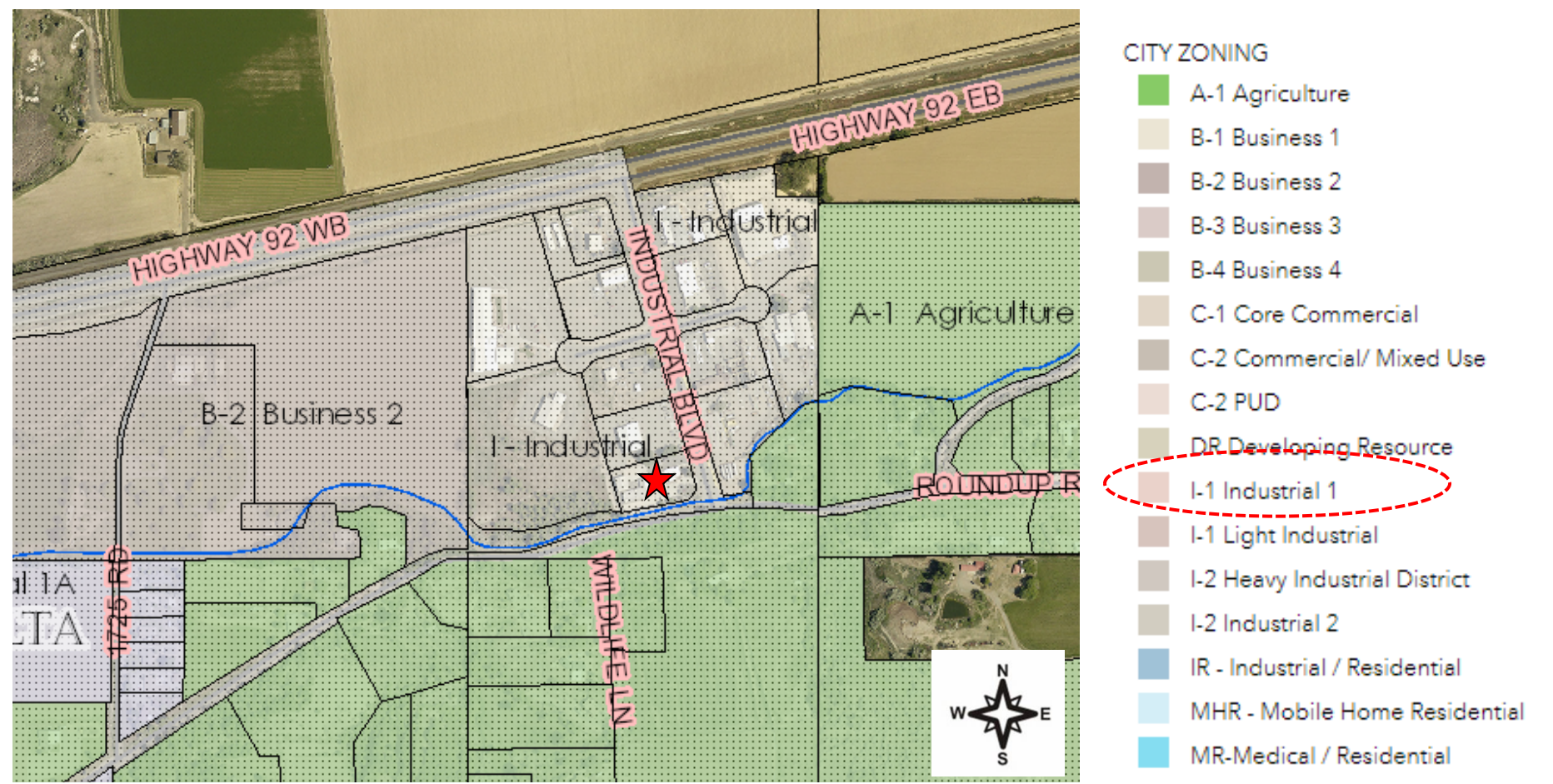
Men's ADA Restroom



Women's ADA Restroom



City Of Delta Zoning Map



★ Subject property zoned – I-Industrial

- *Zoning regulation details for this designation are on the following page
- Contact City of Delta Planning (970) 323-4335 for more information.



Contact Joey Huskey
(970) 874-1500 / (970) 249-5001
www.RenfrowRealty.com



Rev M

General Information

UTILITIES

- Fiber Internet - Elevate (844) 386-8744
 - Installed
 - Elevate also offers phone service

PROPERTY SPECIFICS

- Unit 102 – HVAC for office space
 - Warehouse – suspended gas heater, No AC
- Unit 103 – HVAC for office space
 - Attached garage - suspended gas heater, No AC

Keypad on front door, Unit 103



Signage on Industrial Blvd at cost of tenant



TERMS & CONDITIONS –

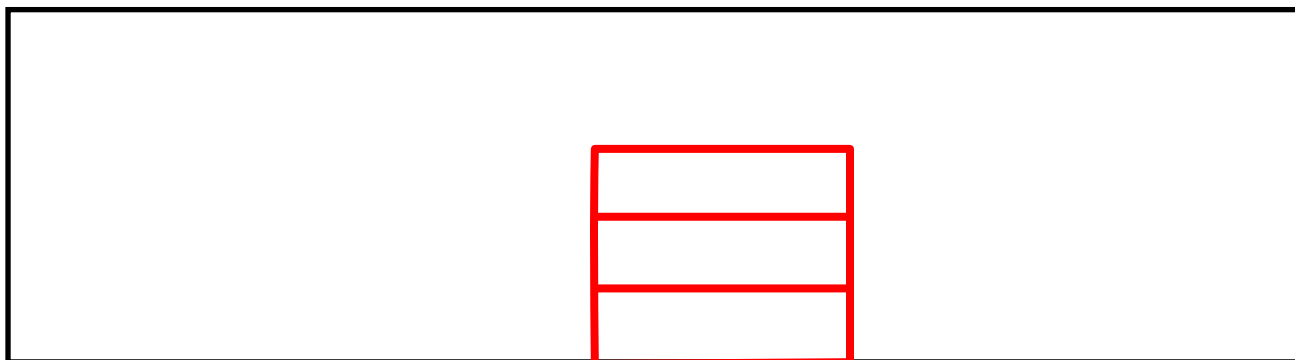
- Adjusted Gross Lease
- Security deposit equal to one month’s rent
- Tenant will pay:
 - Proportionate share of utilities, internet and phone
 - Tenant will pay for cleaning of the unit(s)
 - Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insurance
- Landlord will pay:
 - Will pay for general maintenance of unit, landscaping and snow removal in front of unit
- Possession
 - Upon signing of lease, submission of security deposit, first month’s lease payment and proof of insurance



View From Ind. Blvd



Warehouse Front



- Many options available.
- Unit 102 is 2,320 Sq. Ft. (MOL) with office space and warehouse space
- Unit 103 is 4,464 sq.ft. (MOL) with large open office space and a garage
- Both units can be leased together
- Units are vacant, ready for move-in
- Zoned Industrial in the City of Delta

**Starting at
\$1,750/MO
Adjusted Gross
Lease**

Contact Joey Huskey at (970) 874-1500



Contact Joey Huskey
(970) 874-1500 / (970) 249-5001
www.RenfrowRealty.com

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



AN RMCRE NETWORK PARTNER
www.RMCRE.com