

# 1450, 1454 & 1456 Highway 50 Delta, Colorado 81416



## COMMERCIAL LEASE INFORMATION PACKET

John Renfrow \* 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

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# Property Executive Summary

**1450, 1454, & 1456  
Hwy 50, Delta CO**

MLS #	Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	Estimated NNN/mo	Total Monthly	Estimated Yearly \$/Sq.Ft. w/NNN
819100	55,985	\$6,000	\$72,000	\$1.29	TBD	\$6,000.00	\$1.29

## Large Industrial Warehouse



High visibility industrial warehouses and acreage just to the north of Downtown Delta on Highway 50 towards Grand Junction. With a combined total of ~55,985 sq ft of space across two separate buildings, and ~730 feet of highway frontage, the possibilities are endless. The primary building, a large ~49,985 sq ft warehouse, features five overhead doors of various sizes, five bathrooms, and ~2,000 sq ft of office space. The smaller ~6,000 sq ft warehouse has water and electricity running to it but no restrooms. Both buildings have three-phase power installed, and while natural gas or propane is available on the property, there are no current gas meters or propane tanks. Currently zoned 'I' in the city of Delta, the property offers a myriad of industrial uses. The seller is motivated, so come and explore this one-of-a-kind find.



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# Aerial Photo



--- Subject Property

--- 1450 & 1454 Hwy 50 (~49,985 sq ft)

--- 1456 Hwy 50 (~6,000 sq ft)

--- Hartland Ditch

Photo from Delta County GIS

*All Boundaries are approximate and should be verified*

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# Directions to Property

6 min (2.6 miles)

via US-50 W

Fastest route, the usual traffic

## Main St

Delta, CO 81416

↑ Head north on US-50 W/Main St toward W 3rd St

Continue to follow US-50 W

2.5 mi

← Turn left

190 ft

← Turn left

Destination will be on the right

171 ft

1450 US-50

Delta, CO 81416



Photo from Google Maps

 Subject Property

**Starting from Delta Chamber of Commerce  
301 Main Street, Delta, CO 81416**

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# Delta County Assessor Property Account Detail\*

## Account Detail

**Account: R017380**

### Owner Information

**Owner Name:** PRICEUTAH LLC

### Tax Information

**2023** \$11,722.52

### Assessment Information

**Actual (2024 )** \$659,965

**Assessed** \$184,131

Type	Actual	Assessed	Sq Ft	Ac
Improvements	\$417,450	\$118,700	55,985	
Land	\$242,515	19,290		11.83

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

## Legal Description

**Parcel Number** 345711400075

**Legal Summary** 1450 HIGHWAY 50 DELTA 81416 1454 HIGHWAY 50 DELTA 81416 1456 HIGHWAY 50 DELTA 81416 S: 11 T: 15S R: 96W TOTAL AC 11.83+- PT NW4SE4 SEC 11 T15S R96W 6PM BEG AT PT WH THE NW COR OF NW4SE4 BRS N82' TH S89\*35' E742.8' TH S500' TH S28\*00' W286.75' TH S71\*20' W560' TH N76\*W80' TH N69.07' TH S89\*08' E300.8' TH N300' TH N89\*08' W300.8' TH N549.4' TO POB 11.82 AC+- BK 399 PG 396 BK 507 PG 841 BK 542 PG 641 & 643 BK 9 PG 54 & 55 BK 754 PG 108 BK 757 PG 185 BK 796 PGS 823 THRU 827 R-581910 INCLUSION R-623835

**Primary Warehouse Year Built:** 1965 (~49,985 Sq Ft)

**Secondary Warehouse Year Built:** 1968 (~6,000 Sq Ft)

Type	Actual	Assessed	SQFT
Improvements	\$425,440	\$118,700	7,483.0
Land	\$69,150	\$19,290	6125.0

# 1450 & 1454 Hwy 50 Exterior



External Loading Dock



# 1450 & 1454 Hwy 50 Interior

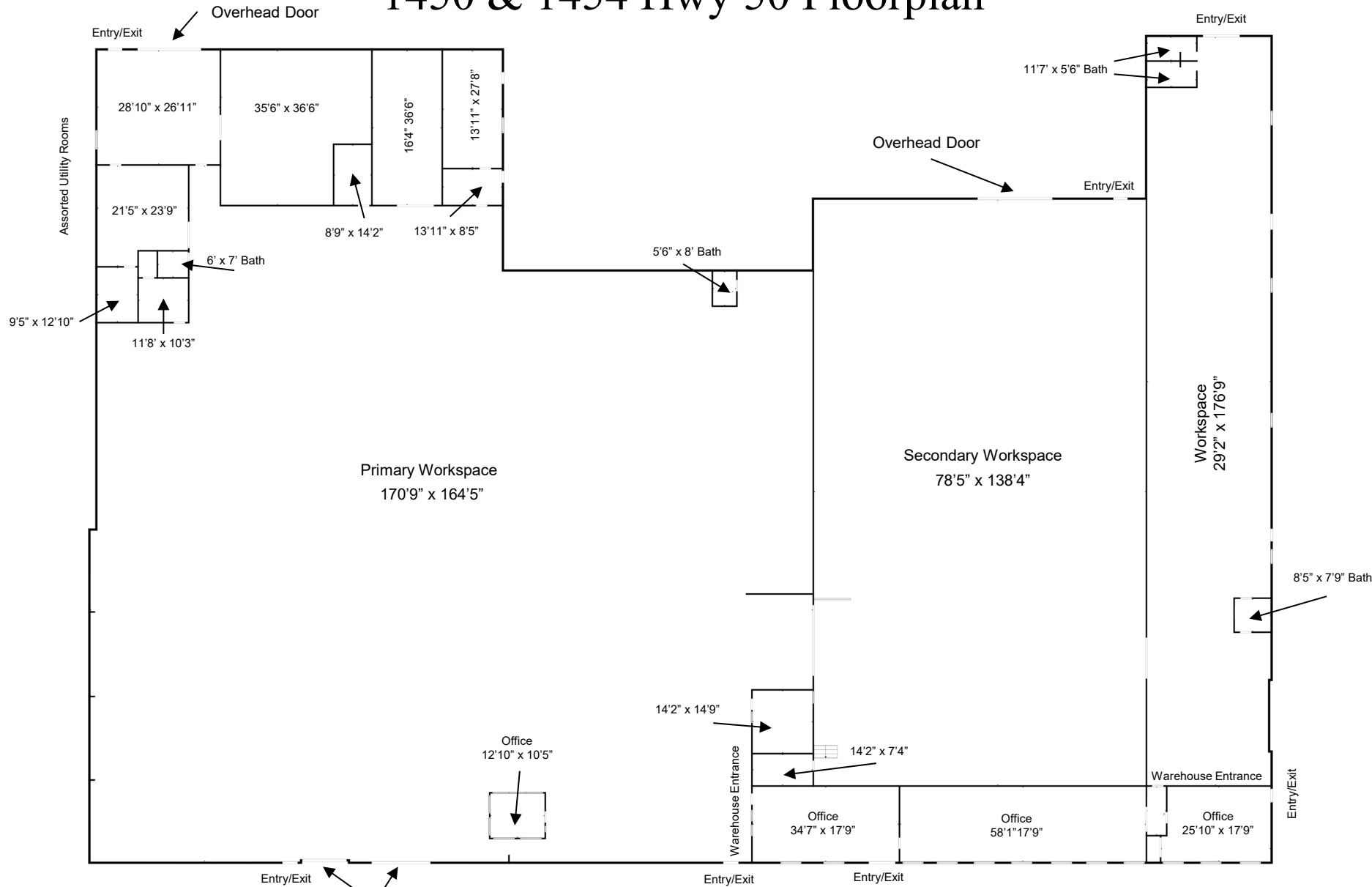
Radiant heating



Office Space



# 1450 & 1454 Hwy 50 Floorplan



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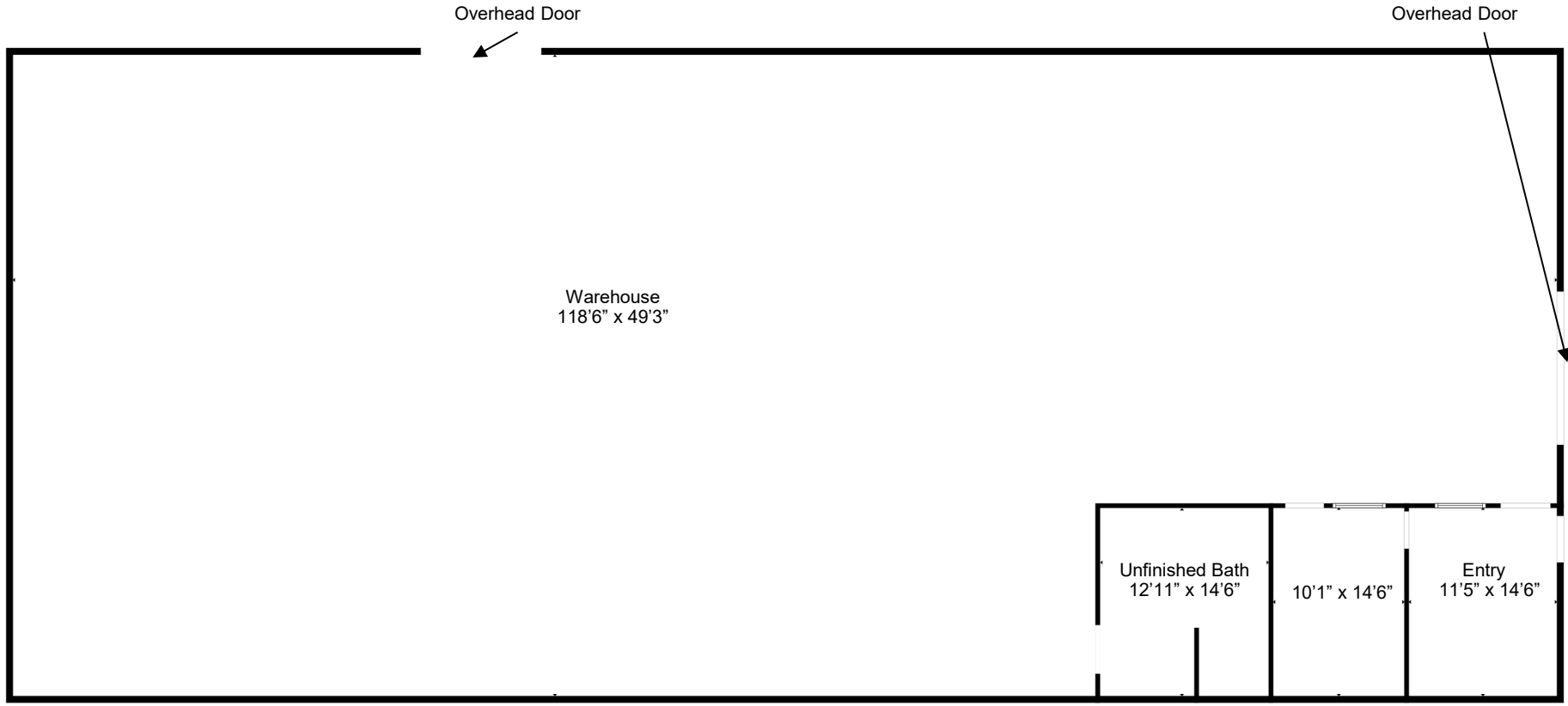
# 1456 Hwy 60 Exterior



# 1456 Hwy 60 Interior



# 1456 Hwy 60 Floorplan



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# Property General Information

## UTILITIES

- Water/Sewer/Trash:
  - City of Delta Utilities (970) 874-7908
- Electricity:
  - DMEA: (877) 687-3632
- Natural Gas:
  - Black Hills Energy (800) 563-0012
- Propane: No Current Tank
  - Amerigas (970) 874-5301
  - Ferrell Gas (970) 874-3866
  - JC Propane (970) 874-5381
- Internet:
  - Cleartnetworx (970) 240-6600
- Phone: Available but not installed
  - CenturyLink (800) 244-1111

## LEASE INFORMATION: TERMS & CONDITIONS

- Security deposit equal to one month's rent
- NNN Lease: NNN Charges TBD: Adjusted at the first quarter of every year.
  - Tenant pays NNN fees which cover building taxes and building insurance
  - Tenant shall pay for electric and gas (to be transferred to tenant's name)
  - Tenant is responsible for water, sewer, trash, internet and phone
  - 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, proof of insurance and transfer of utilities.

## BUILDING SPECIFICS

### Buildings

#### 1450 & 1454

- Three-phase power installed
  - One active 277/480v meter (three-phase)
  - One active 120/480v meter (three-phase)
  - Two inactive 120/480v meters (three-phase)
- Water & Sewer Tap
- HVAC in offices
- Radiant heat in warehouse space
- Evaporative Cooler in warehouse space
- Five current restrooms
- Four assorted overhead doors
- Two External Loading Docks
- Natural Gas to the building
- Propane Hookup with no current tank

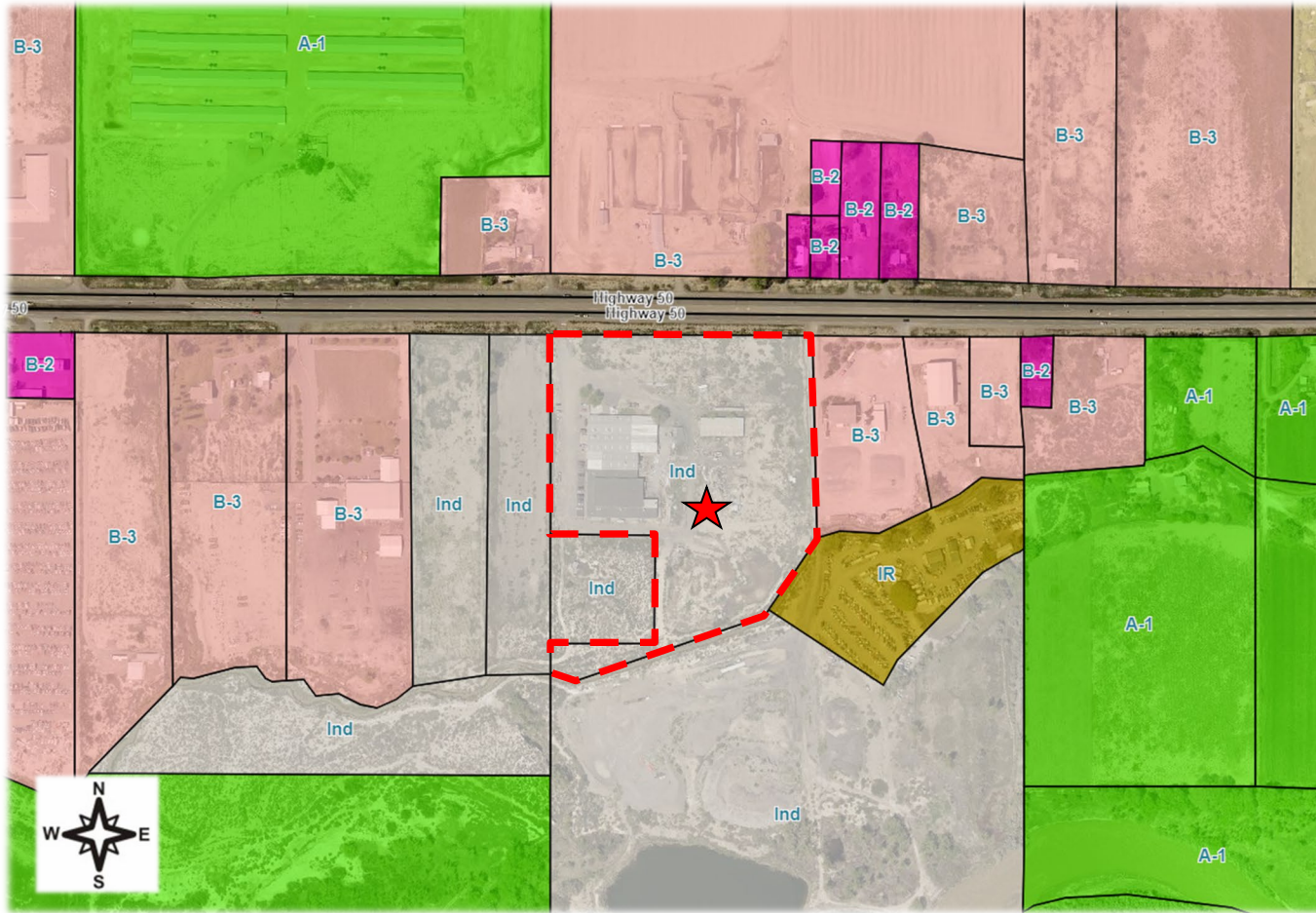
#### 1456

- Natural Gas line to the building but not installed
- Water to the building but no restrooms
- Three-phase power
















## Phase 1 Environmental Reports

- Enpro Consulting Group
  - 4/24/1997
- Walter Environmental & Engineering Group
  - 10/30/2024
- Available upon request

# City of Delta Zoning Map



## Zoning Parcels June 2022

-  A-1 Agriculture
-  B-1 Business 1
-  B-2 Business 2
-  B-3 Business 3
-  I - Industrial
-  IR - Industrial / Residential
-  MHR-Mobile Home Residential
-  MR-Medical / Residential
-  OR-Office / Residential
-  R-1 Residential 1
-  R-1A Residential 1A
-  R-2 Residential 2
-  R-3 Residential 3
-  R-4 Residential 4
-  R-R Rural Residential


-  Subject property is zoned "I" Industrial
- Zoning regulations for "I" are on the following page

Photo from Delta County GIS

All information deemed reliable, but not guaranteed. Contact Raini Ott with the City of Delta for more information. (970) 323-4335 or raini@dynamicplanning.co



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Boundary lines are approximate and should be verified



# Zoning Breakdown\* - 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.
  - n. Parks and open spaces.
  - o. Government buildings and facilities.
  - p. Public utility service facilities.
  - q. Electronic and telecommunications antennas, receivers and transmitters.
  - r. Accessory uses.
  - s. Sexually oriented business complying with the provisions of Chapter 8.32.
  - t. Greenhouses.
  - u. Medical marijuana testing facilities.

**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 salvage yards.
3. Junk yards.
4. Animal sales yards.
5. Mineral extraction and processing.

\* Taken from City of Delta Zoning Regulations 2021

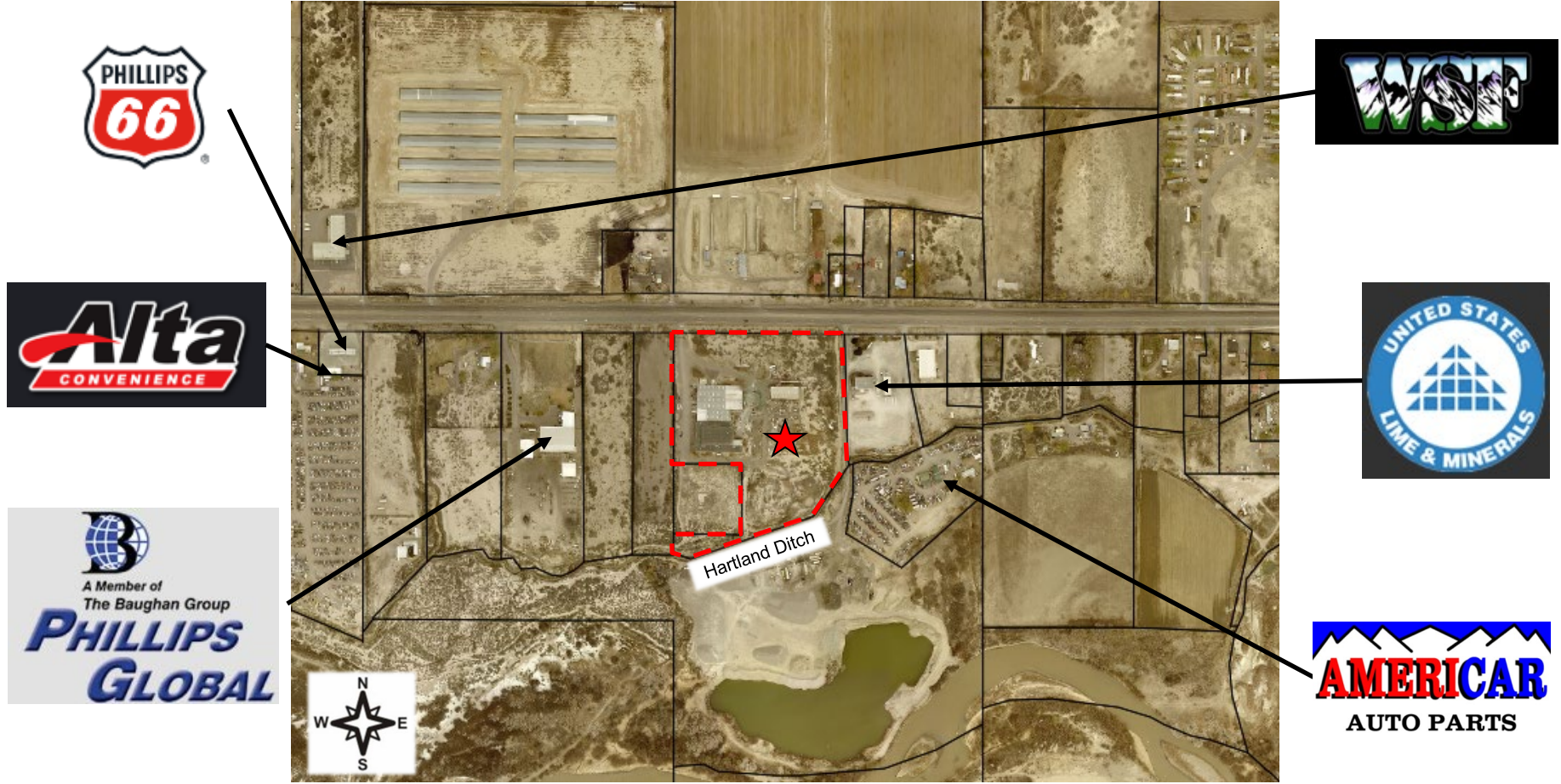
\*\* All information deemed reliable, but not guaranteed. Contact Raini Ott with the City of Delta for more information. (970) 323-4335 or raini@dynamicplanning.co

6. Trash disposal and recycling facilities.
7. Quarries and gravel operations.
8. Storage of non-fuel hazardous materials including explosives.
9. Medical marijuana cultivation
10. Medical marijuana products manufacturing.
11. Medical marijuana research and development.
12. Medical marijuana sales.

**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.
8. Greenhouses.
  - a. No noise, dirt, smoke, or odor shall be observable from Greenhouses.
  - b. All lighting fixtures shall be shielded so that the light source is not directly visible off the premises.
9. Medical marijuana facilities must be licensed through the State of Colorado and the City of Delta and shall comply with the following additional standards:
  - a. No noise, dirt or smoke shall be observable off of the premises.
  - b. No owner of real property or person in charge thereof shall allow, permit or cause the odor of marijuana to emanate from that premises to any other property.
  - c. All outdoor lighting fixtures shall be shielded so that the light source is not directly visible off the premises.
  - d. No medical marijuana facility shall be located within one hundred feet (100') of any dwelling unit, except dwelling units located within the A-1 District on the same property.
  - e. Must be fully enclosed by a building or structure including a roof.
10. Medical marijuana research and development that does not require a license shall be subject to the same performance standards set forth above in Sections 9(a) through (e)

# Vicinity Map



----- Subject Property *(Boundaries are approximate and should be verified)*

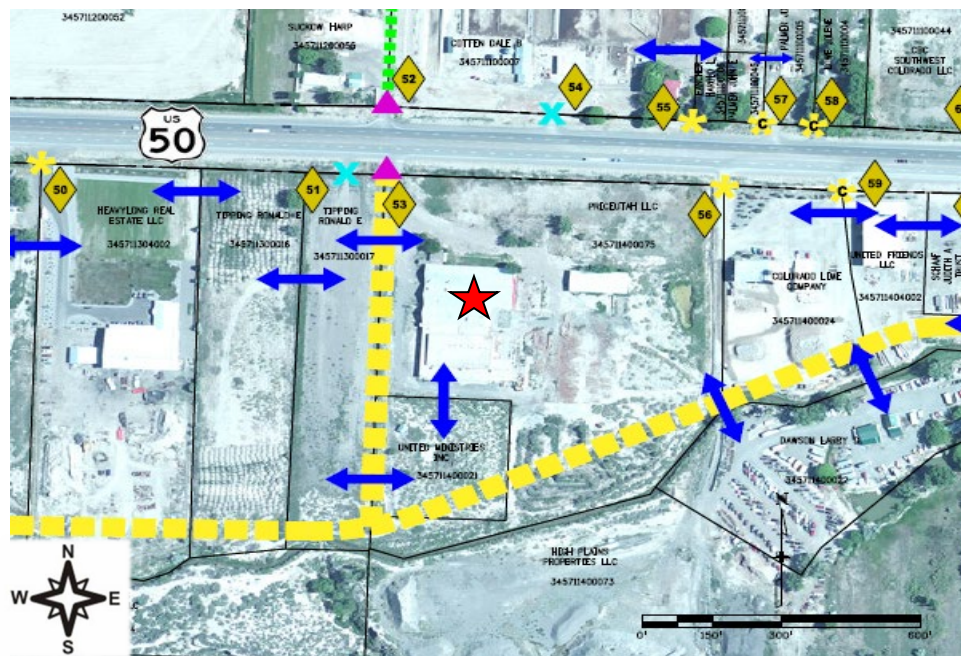
Photo from Delta County GIS



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Information deemed reliable, but not guaranteed and should be verified





**★ Approximate Property Location**

CDOT Info: Brian Killian  
P 970-683-6284  
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	49	20	13	32	47	150	302	387	382	440	490	476	490	493	461	557	524	438	316	278	184	118	81	70
S	29	17	20	29	42	117	244	377	384	425	404	423	482	509	458	515	506	471	389	295	204	81	93	47

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
102214	050A	69.401	69.989	11,000	2023	330	510	7.6	10	12,040

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>



# Flood Plain Map

FEMA Map Service Center  
Tel: (800) 358-9616  
Fax: (800) 358-9620  
E-mail: [FEMA-MSCservice@dhs.gov](mailto:FEMA-MSCservice@dhs.gov)  
Web: <https://msc.fema.gov/portal/home>

## FEMA's Special Flood Hazard Area (SFHA): Locations considered higher risk areas



**Flood Zone "AE"**- Areas with 1% annual chance (100-year flood) of flooding and 26% chance of flooding over the lifetime of a 30-year mortgage where based flood elevations (BFEs)\* are provided.



**Flood Zone "A"** - An area inundated by 1% annual (100-year flood) chance flooding, for which no BFEs have been determined.



**Flood Zone "AE"**- Regulatory floodway. The base floodplain where BFEs are provided.

## Zone X Areas of Flood Hazard: Locations considered moderate to low-risk areas



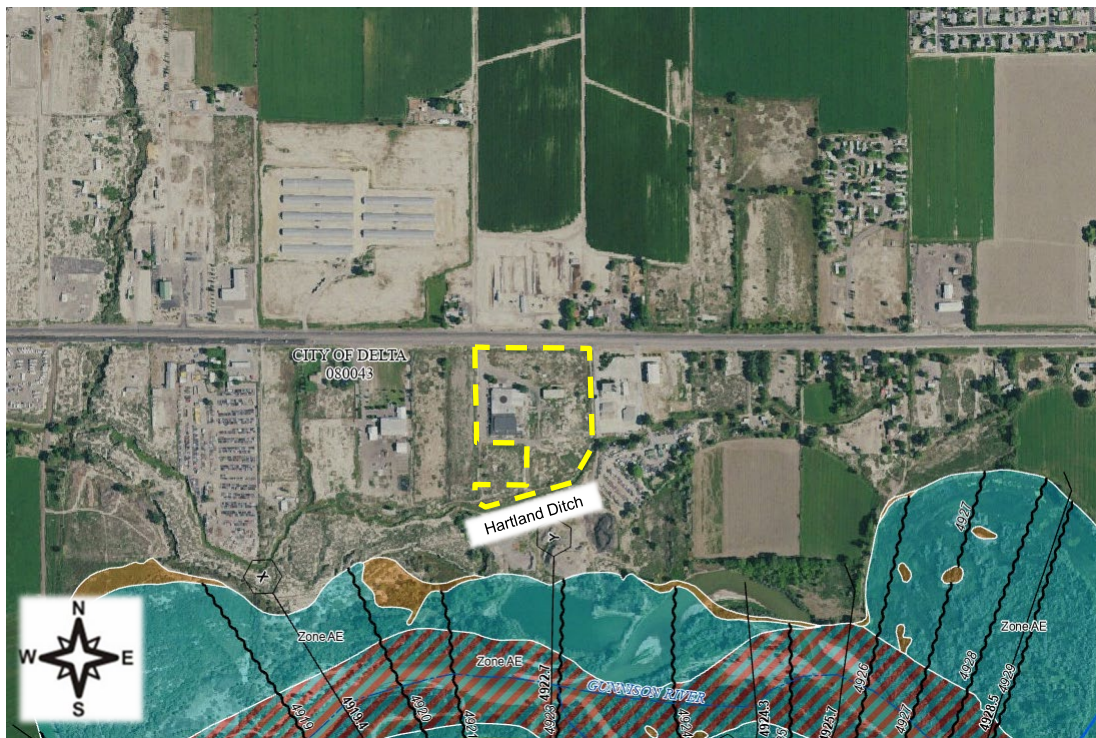
**Flood Zone "X"**- 0.2% (500-year flood) annual chance flood hazards, areas of 1% annual chance flood (100-year flood) with average depth less than one foot or with drainage areas of less than one square mile.



**Flood Zone "X"**- Future Conditions 1% annual chance (100-year flood) flood hazard



**Flood Zone "X"**- The areas of higher elevation and of minimal flood hazard. Areas are determined to be outside the 1% annual chance (100-year flood) and 0.2% annual chance (500-year flood) floodplains.



**--- Subject property**  
*Boundaries are approximate and should be verified*

**A residential or commercial structure can still be built in a flood zone. Please contact Del-Mont Consultants for more information:  
(970) 249-2251.**

\*The base flood elevation (BFE) is the water-surface elevation of the 1% annual chance flood (100-year flood).



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# Recap

MLS #	Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	Estimated NNN/mo	Total Monthly	Estimated Yearly \$/Sq.Ft. w/NNN
819100	55,985	\$6,000	\$72,000	\$1.29	TBD	\$6,000.00	\$1.29

- Motivated Seller

- Unbelievable location with high visibility

- ~55,985 Sq Ft of total space

- ~730 feet of highway frontage

- ~49,985 Sq Ft primary warehouse

- Three-phase power

- Four overhead doors

- Two external loading docks

- 2,000 Sq Ft of office space

- Five restrooms

- ~6,000 Sq Ft Secondary Warehouse

- Two Overhead doors

**Lease Price:**  
**\$6,000**  
**NNN**

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