

# 124 Apollo Rd

Montrose, Colorado 81401



## Commercial Lease Information Packet

John Renfrow \* Renfrow Realty

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

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

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



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## Executive Summary

# Warehouse/Office Zoned Light Industrial!

Sq.Ft. (MOL)	Acres (MOL)	Monthly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly
5,197	0.50	\$3,000	\$6.93	\$982.28	\$3,982.28



**124 Apollo Rd  
Montrose, Colorado  
MLS# 806189**

## Large Commercial Building on Corner Lot

5,197 sq.ft. (MOL) warehouse and office space on .50-acre (MOL) corner at the entrance to popular Riverbottom & Water Sports Park. Located near future arterial expansion on Rio Grande Ave. Three private offices, ADA restroom and shower. Warehouse space has two drive-in overhead doors and 20' ceilings. Light industrial zoning positions this as an ideal facility for research, manufacturing, warehouse, services, wholesale distribution, and beyond, explore the business possibilities! Primed with 3-phase power and optical fiber. Ample paved parking with 16 spots; remainder lot is graveled. NNN Lease; tenant pays building insurance, taxes, water, sewer, electric, gas, internet, building maintenance, landscaping and snow removal. Building is also listed for sale MLS# 802937.

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# Aerial Photo



Entrance to Riverbottom Park and  
Montrose Water Sports Park

--- Subject Property (Boundaries are approximate)

# Directions to Property

**3 min (1.4 miles)**

via S Townsend Ave and S Rio Grande Ave  
Fastest route now due to traffic conditions

## Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

↑ Head south on S Townsend Ave toward Montrose Dr

0.5 mi

→ Turn right onto E Oak Grove Rd

0.3 mi

↘ E Oak Grove Rd turns slightly right and becomes S Rio Grande Ave

0.5 mi

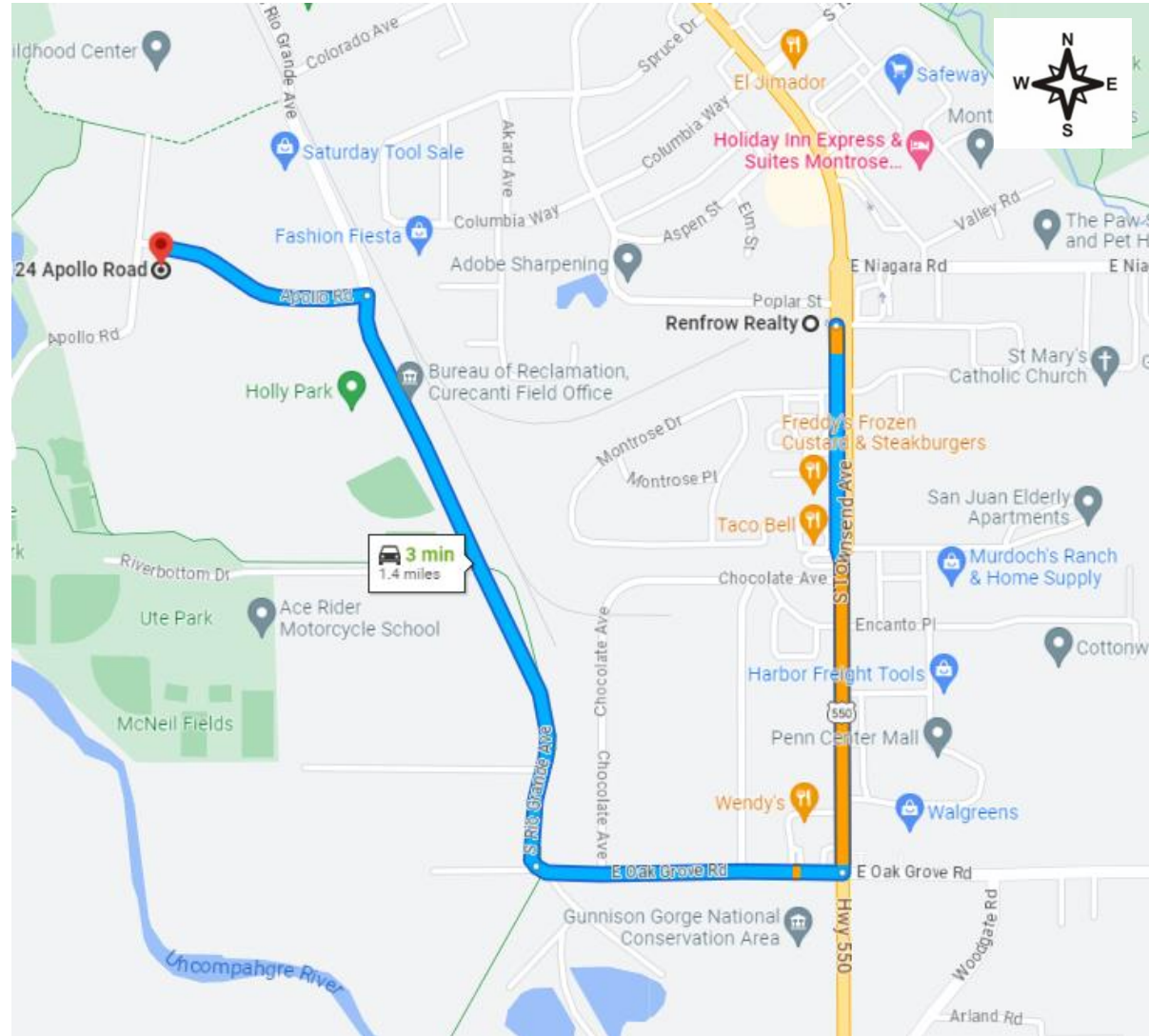
← Turn left onto Apollo Rd

**i** Destination will be on the left

0.2 mi

124 Apollo Rd  
Montrose, CO 81401

***Starting from Renfrow Realty***  
**1832 South Townsend Ave**  
**Office number (970) 240-0550**



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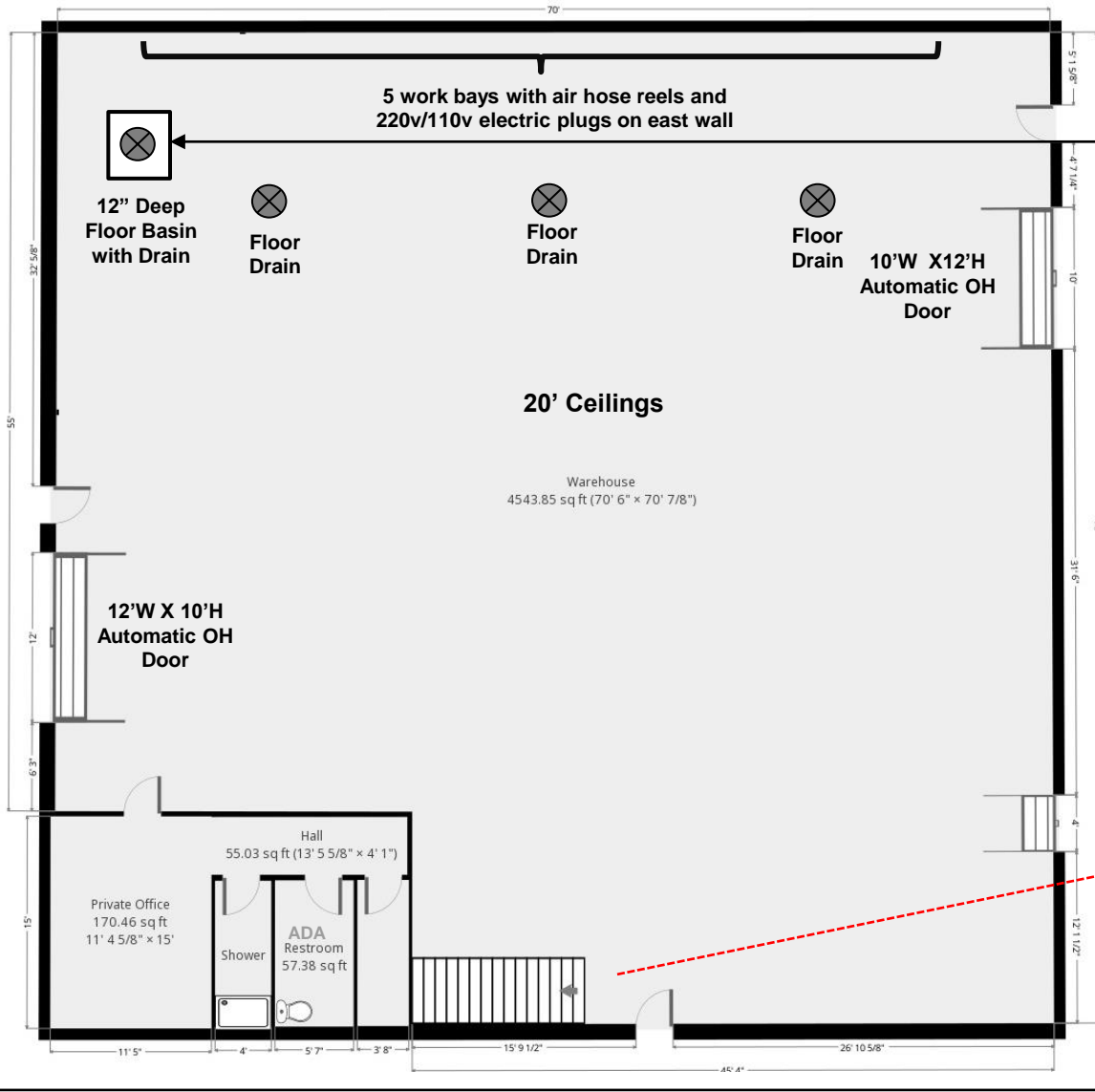




20' Ceilings



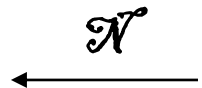
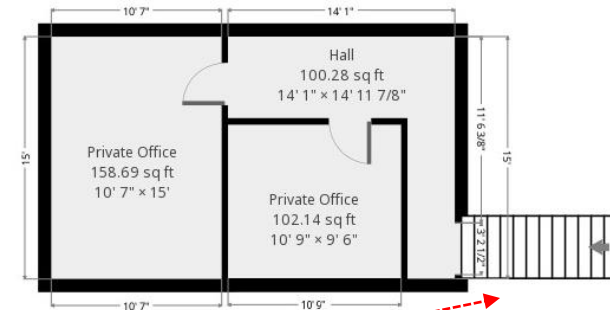
Apollo Rd



12" Deep Floor Basin with Drain (has cover)



## 2nd Floor



Colorado Ave

\* Dimensions are approximate, not drawn to scale.

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# General Information

## Utilities Information

- Water/Sewer/Trash: City of Montrose (970) 240-1400
  - 2" water lines
- Electricity: DMEA (970) 249-4572
  - 3-phase power, 400 Amp
- Natural Gas: Black Hills Energy (800) 563-0012
  - Oversized gas line
- Security System installed: Superior Alarm (970) 249-4537
- Fiber Installed: Clearnetworx (970) 240-6600  
Elevate (877) 687-3632

## TERMS & CONDITIONS

- Security deposit equal to one month's rent
- NNN Lease:
  - NNN fees include taxes and building insurance
  - Tenant is responsible for NNN fees, electric, gas, water, sewer, trash, internet
  - Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insurance
  - Tenant is responsible for landscaping and snow removal
  - Landlord is responsible for evaporative cooler winterization and weed removal on property
- Possession
  - Upon signing of lease, submission of security deposit, first month's lease payment, proof of insurance and transfer of utilities.

## Property Specifics

### Offices

- Heating: Electric baseboard
- Cooling: AC units

### Warehouse

- Heating: Suspended gas heaters
- Cooling: Evaporative air (Four units)
- 480/277 3-phase
- 5-220 plugs on east wall
- New LED lighting



**3-phase Power**



**Suspended Gas Heater**

# City of Montrose Zoning Map

## City of Montrose Zoning Districts

- B-1, Central Business
- B-1A, Community Commercial
- B-2, Highway Commercial
- B-2A, Regional Commercial
- B-3, General Commercial
- B-4, Neighborhood Shopping
- I-1, Light Industrial
- I-2, General Industrial
- MHR, Mobile Home Resid
- MR, Medical/Residential
- OR, Office/Residential
- R-1, Very Low Density
- R-1A, Large Estates
- R-1B, Small Estates
- R-2, Low Density



**Subject property is zoned I-1 'General Industrial' within the City of Montrose**

- **Zoning Regulations for the I-1 zone are on the following page**
- **For more information contact William Reis with the City of Montrose at (970) 240-1475**

# Zoning Breakdown\* – “I-1” Light Industrial District

**(A)Intent.** The purpose of the "I-1" Light Industrial District is to accommodate a limited group of research, manufacturing uses, and transportation hub. This promotes the creation 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 park area.

**(B)Uses by Right.**

(1)Uses which meet the intent of Subsection (A) of this Section and the performance standards of Subsection (C) of this Section are uses by right. Typical examples of such manufacturing and non-manufacturing uses include food processing; metal finishing and fabrication; power generation and transformer stations; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities.

(2)Parks and open spaces.

(3)Government buildings and facilities, to include airport and accessory uses.

(4)Public utility service facilities.

(5)Warehouse and wholesale distribution centers.

(6)Renewable energy facilities.

(7)Single-family homes, duplexes, and multiple-family residences.

(8)Accessory uses.

(9)Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.

(10)Short-term rentals.

(11)Family childcare home.

(12)Childcare facilities.

(C)Conditional Uses.

(1)Any commercial use other than the uses by right which complies with the performance standards of Subsection

**(C) of this Section and is consistent with the intent of Subsection**

(A) of this Section.

**(D)Performance Standards.**

(1)No structure shall be constructed within 100 feet of an existing residential zone.

\* Taken from City of Montrose Zoning Regulations October 2021

# Map of Vicinity



Riverbottom Park

Apollo Rd

Holly Park

Ute Park

Uncompahgre River Trail

Riverbottom Dr

Colorado Ave

Rio Grande Ave

Google



Subject Property

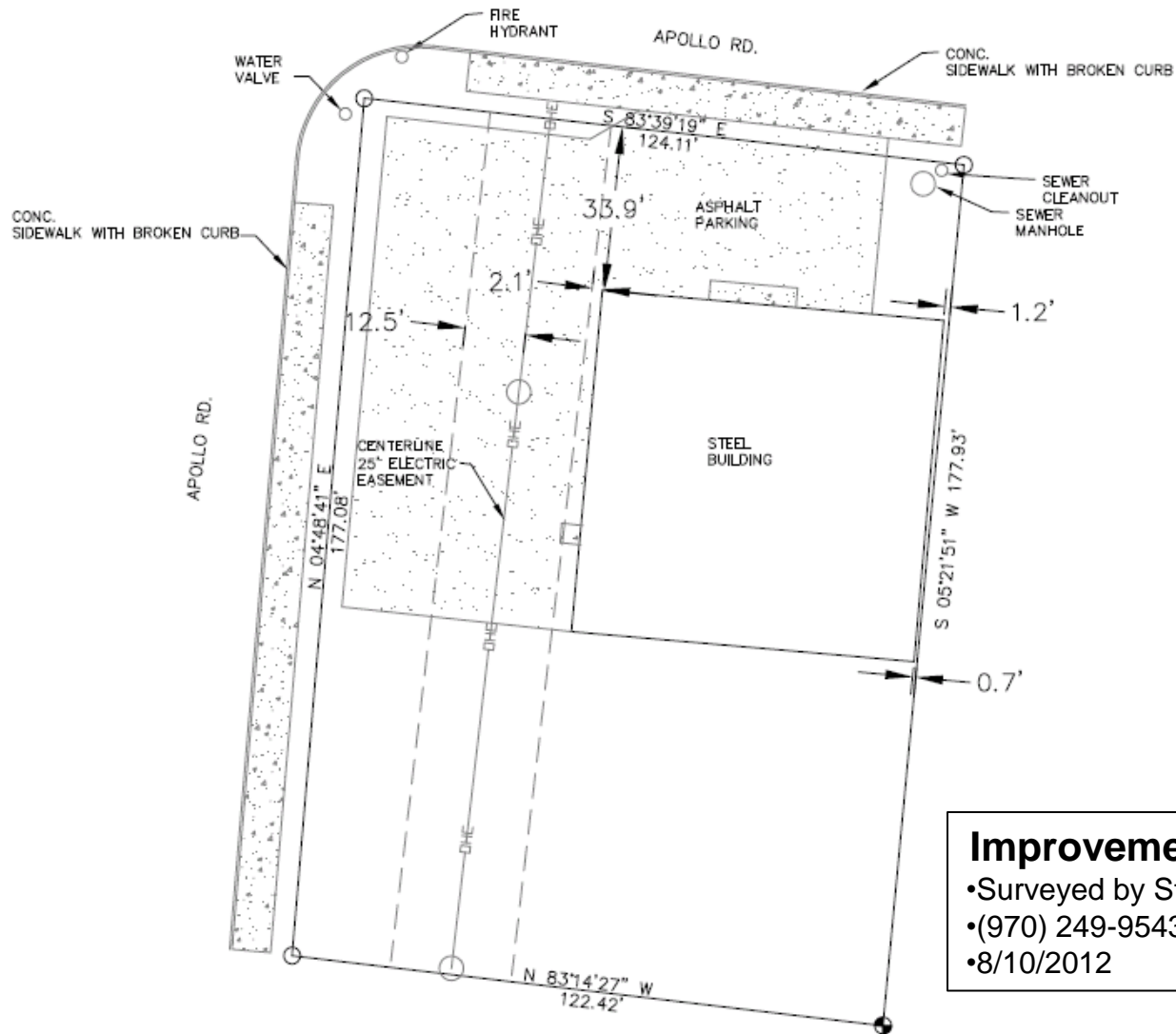
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# Improvement Survey Plat



**Improvement Survey Plat**  
•Surveyed by Steve Yelton  
•(970) 249-9543  
•8/10/2012

# Recap

Sq.Ft. (MOL)	Acres (MOL)	Monthly Lease	Yearly \$/Sq.Ft.	NNN/mo	Total Monthly
5,197	0.50	\$3,000	\$6.93	\$982.28	\$3,982.28

- Large warehouse/office building on corner lot
- Located near popular Riverbottom Park with the new Water Sports Park
- Three private offices, ADA restroom and shower
- Warehouse with 20' ceilings, one 12'W x10'H overhead door and one 11'W x12'H overhead door
- Property occupied by owner, can be vacated quickly, with signed and executed lease
- Zoned I-1 "Light Industrial"
- 3-phase power and optical fiber
- Ideal facility for research, manufacturing, warehouse, services and wholesale distribution
- 16 paved parking spots
- Property listed for sale MLS# 802937

# Lease Price:

# \$3,000/MO NNN

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