

2195 Southgate Lane

Delta, Colorado 81416



INDUSTRIAL LEASE INFORMATION PACKET

John Renfrow * Renfrow Realty

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

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org



Executive Summary

Commercial Lease Property facing Hwy 50 in Delta!
2195 Southgate lane, Delta, Colorado 81416

MLS#	Lot Ac. (MOL)	Office / Parking Sq.Ft. (MOL)	Sq. Ft. Price	Lease Price
821101	1.1	5,000	\$1.40	\$7,000

Potential For Various Business Options!

5,000 Sq.Ft. (MOL) Commercial Sales or Service establishment, with an additional ~10,800 Sq.Ft. paved lot. Zoned B-2 commercial, this property is located in a high traffic area along Hwy 50, south of the Delta Main street business corridor. This property has excellent visibility and is available for immediate occupancy.

Previously used for vehicle sales and service, this property could also feasibly be utilized for retail and storage options or outside inventory display.

Lease price is \$7,000 + Adjusted Gross Lease. The tenant will be responsible for landscaping and snow removal. Owner will pay building insurance, taxes and provide structural and roof maintenance; with the exception of willful damage or neglect.



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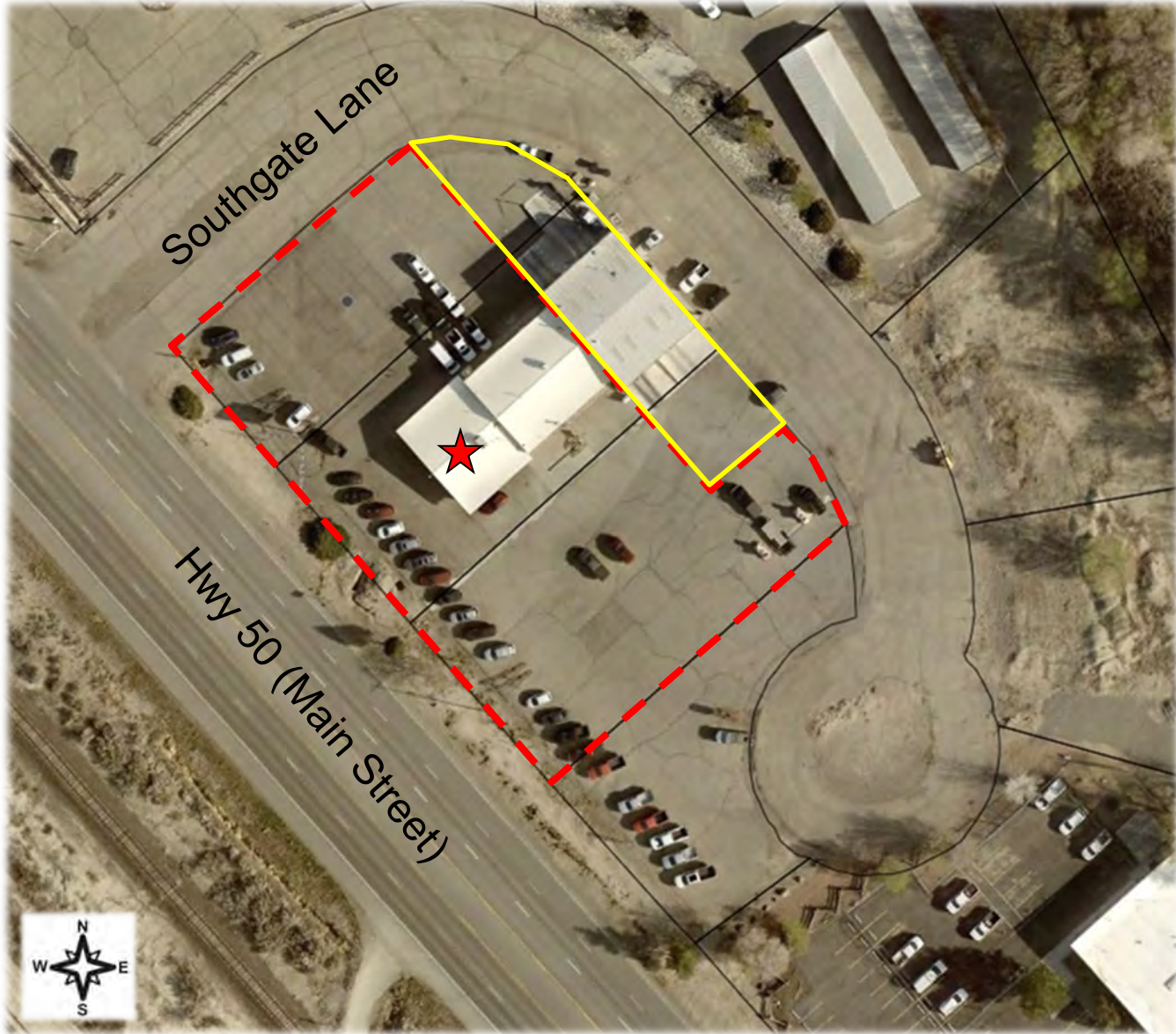
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Aerial Photo

Lease area is
Outlined in
RED

Owners Area in
YELLOW
Not available
for lease.



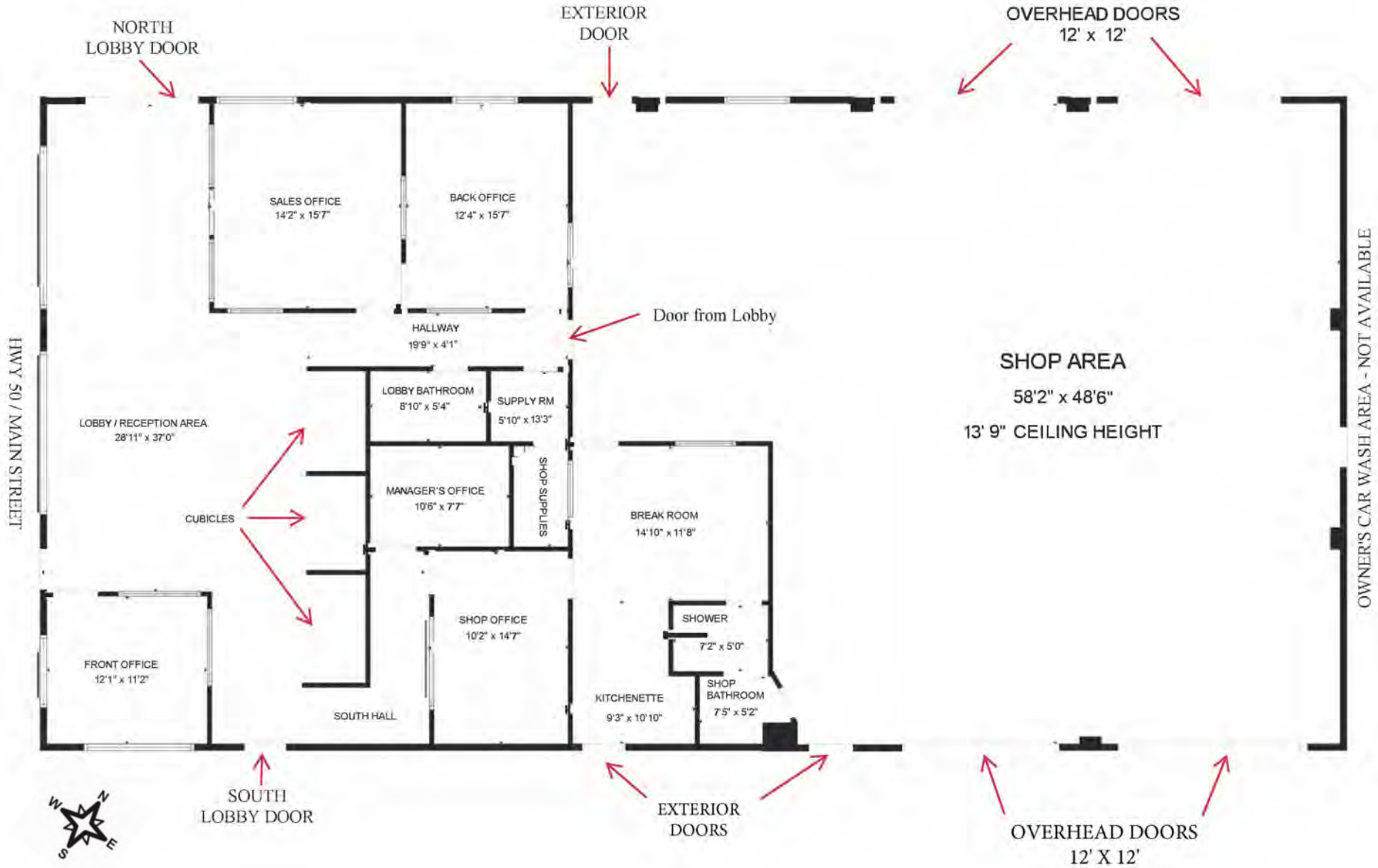
--- Subject Property *(Boundaries are approximate and should be verified)*

Photo from Delta County GIS



Diagram Of Building

(Drawing not to scale, should be verified for accuracy)



Photographs

Office Area - ~2,000 Sq Ft.



Lobby / Reception



Lobby Looking South



Lobby Cubicles And South Lobby Door



Back Office



Sales Office



Front Office



Break Room



Shop Supply Area

Lobby Bathroom



Kitchenette

Photographs

Shop Area ~3,000 Sq.Ft.



Shop area looking South



Large Lift - Negotiable Use



Shop showing Lobby entrance door



Shop, showing two bays and loft storage



Shop Heater above bathroom door

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Photographs Building Exterior



North Shop Overhead Doors – 12' x 12' (Size common to all overhead doors)



Office North Exterior Door and Overhead Shop Doors



Front of Office from Hwy 50



Office South Exterior Door and Shop Exterior and Overhead Doors



480 Three Phase Power



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Photographs Paved Parking Area



Pedestal Sign Included

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Directions to Property

3 min (2.1 miles)

via Main St

Fastest route, the usual traffic

Starting from Chamber Of Commerce

301 Main St

Delta, CO 81416

↑ Head south on Main St toward W 4th St

2.0 mi

↩ Turn left onto Southgate Ln

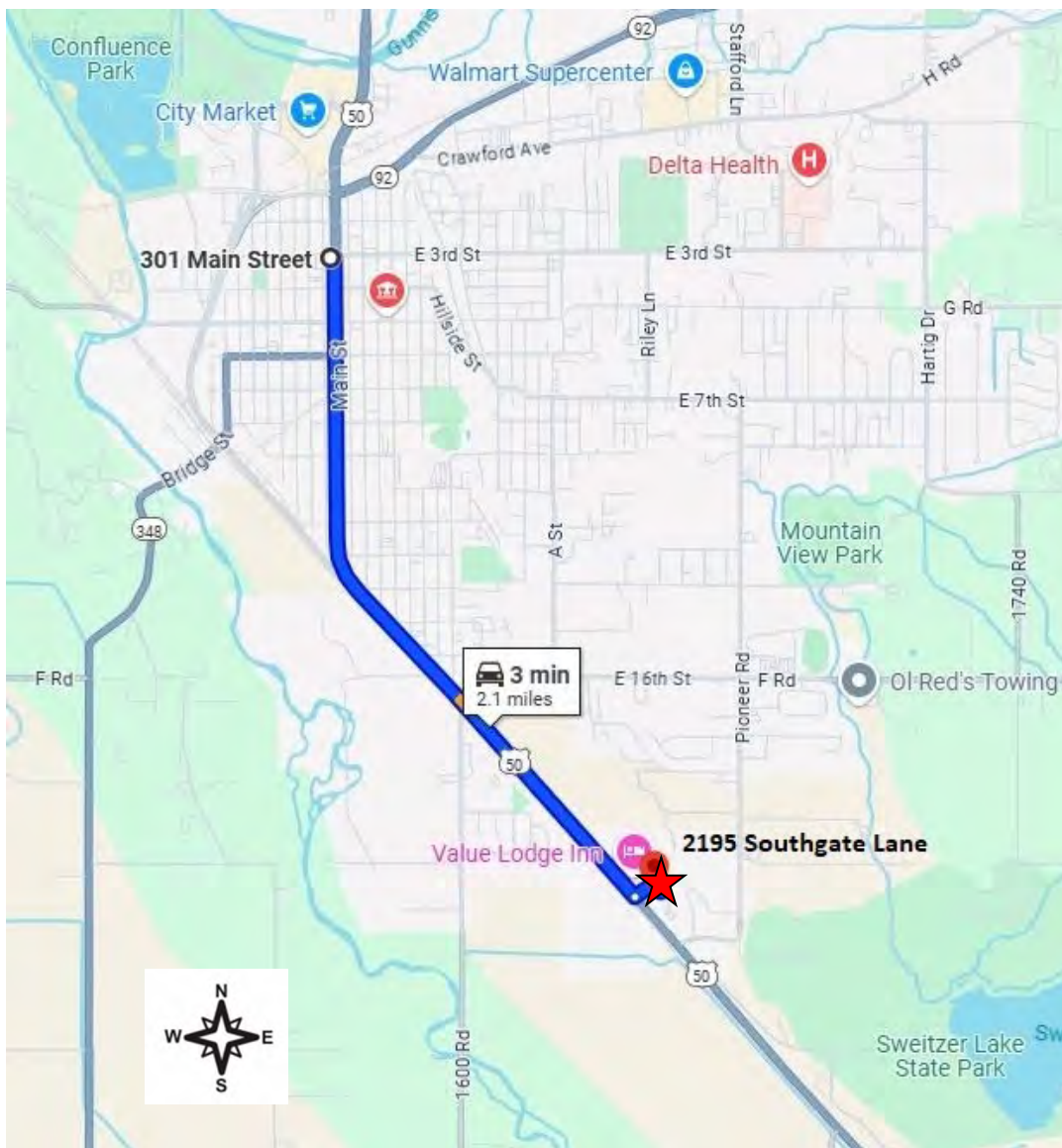
i Destination will be on the right

449 ft

2195 Southgate Ln

Delta, CO 81416

QR Code for map directions



Subject Property

Photo from Google Maps



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UTILITY INFORMATION

- HVAC Roof-mounted unit services the Office area. Shop is equipped with a ceiling-mounted gas heater and a ceiling mounted radiant heat and cooling system.
- Electrical is 480 3 phase system.
- Security System includes interior and exterior cameras.
- Fiber installed in offices and shop for internet access.

UTILITY PHONE NUMBERS

- Water – City of Delta (970) 874-7566
- Sewer – City of Delta (970) 874-7566
- Natural Gas – Black Hills Energy (800) 563-0012
- Electric – DMEA (877) 687-3632
- Telephone/Internet/Fiber – Elevate Fiber (877) 687-3632 (Current Internet Service Provider)



480, 3 Phase Power



General Information

LEASE TERMS AND CONDITIONS

- Security deposit equal to one month's rent
- Minimum 1-year lease
- Adjusted Gross Leases
 - Tenant will pay:
 - Utilities paid monthly by Sq Ft: Electric, gas, water/sewer
 - Trash, Internet/phone, Snow removal, landscaping and routine maintenance
 - Tenant shall maintain \$1M general liability insurance policy naming landlord as additionally insured.
 - Landlord pays building insurance, property taxes and structural and/or roof maintenance that are not a result of tenant negligence or fault.
 - Security Cameras and Door Sensors
- Possession – Upon signing lease and submitting security deposit, first month's rent, proof of insurance and transfer of utilities.

BUILDING SPECIFICS

Office Area ~2,000 SF.:

- Large Lobby / Reception area with 3 small cubicles near the South entrance.
- 4 offices, 2 storage areas and a lobby bathroom.

Shop Area ~3,000 SF:

- 2 Drive thru bays, with 12' x 12' overhead doors on north and south sides
- 13' 9" Ceiling Clearance
- Small lift, Sand blaster and compressor included
- Use of large lift (Pictured) is negotiable.

Exterior Parking Area ~10,800 SF: Lots to the north and south are available for parking and can also be used for outside sales display.

Lease Areas:

- Interior and exterior cameras are installed and operational, for security purposes.
- Original year of construction: 1978

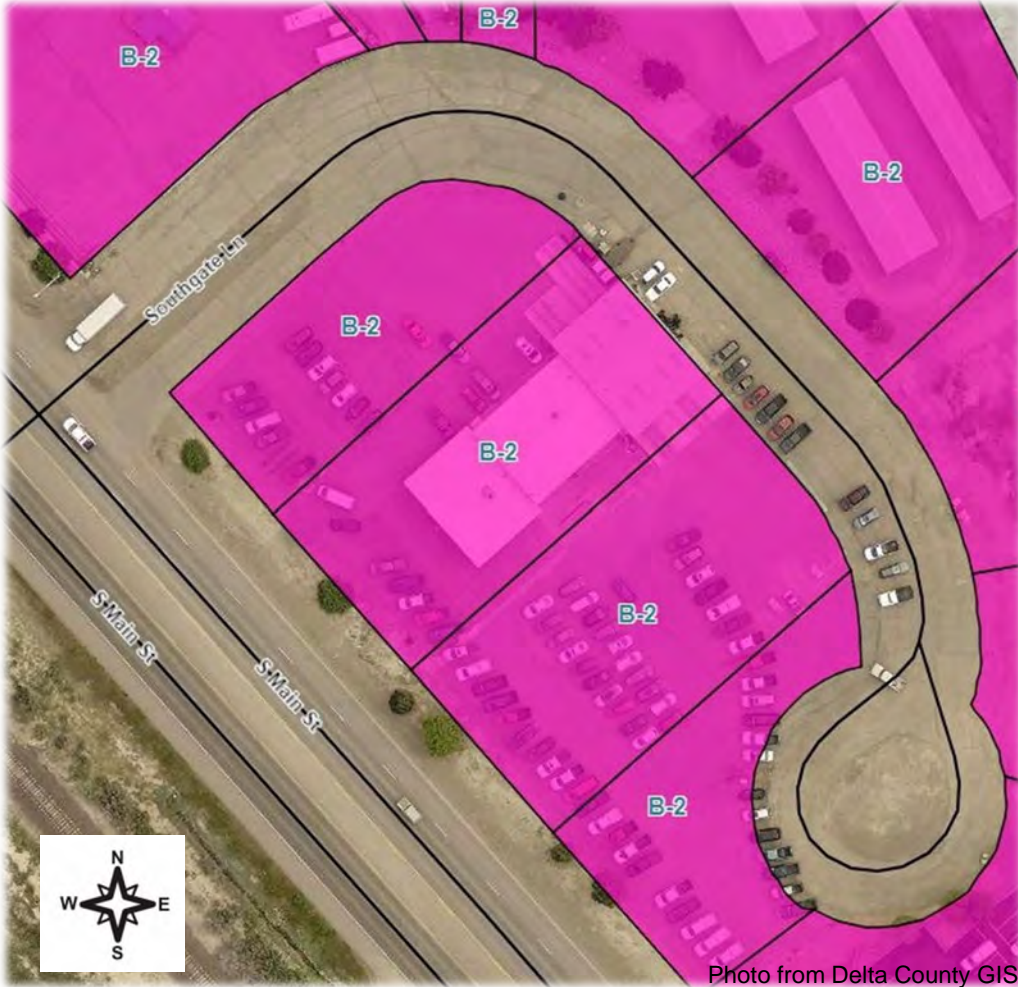
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City of Delta Zoning Map



- 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

Photo from Delta County GIS



- Subject property is zoned "B-2 " Commercial
- Zoning regulations for "B-2" are on the following 2 pages
- Please contact Raini Ott with the City of Delta for more information at (970) 323-4335 or direct to the City of Delta at (970) 874-7566.



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City Zoning Breakdown: B-2

17.04.150 B-2 District

- A. INTENT: The B-2 District is intended for a large variety of uses to conveniently serve customers. (It shall include all areas previously classified before November of 2011 as being within the B-4 District.)
- B. USES BY RIGHT: 1. Those listed in the B-1 District as “uses by right.” 2. Laundromats. 3. Bowling alleys. 4. Car washes. 5. Rental storage units with a maximum rental unit size of three hundred (300) square feet. 6. Veterinary clinics or hospitals for small animals. 7. Nursing homes, sanatoriums, and hospitals. 8. Retail building material supply businesses. 9. Gas stations and vehicle repair businesses. 10. Farm implement and vehicle sales and service establishments. 11. Wholesale distribution. 12. Greenhouses.
- C. CONDITIONAL USES: 1. Those “conditional uses” listed for the B-1 District not listed as a use by right in (B) above, except small manufacturing specified in Subsection 17.04.140(C)(1). 2. Travel home parks. 3. Small manufacturing operations which meet the following criteria in addition to the criteria of Section 17.04.250: a. The manufacturing activities shall be totally enclosed within a building. b. All storage of equipment, supplies, materials and inventory shall be within an enclosed building. No exterior storage is allowed. c. Trucks, trailers and other vehicles shall not be parked on the public street. d. The activity shall not result in any public or private nuisance. e. Off street parking is required. 4. Mobile home sales establishments. 5. Medical marijuana cultivation 6. Medical marijuana sales.
- D. The following uses are not to be construed as a “use by right” or “conditional use” in the B-2 District: 1. Bulk Feed and storage and sales establishments. 2. Veterinary clinics or hospitals for large animals. 3. Construction and contractor’s equipment storage facilities. 4. Machine and welding shops. 5. Above ground storage facilities for hazardous fuels. 6. Manufacturing and industrial uses except as specifically allowed above. 7. Storage facilities (small rental storage units are allowed)



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RECAP

MLS#	Lot Acreage	Office Sq.Ft. (MOL)	Sq. Ft. Price	Lease Price
821101	1.1	5,000	\$1.40	\$7,000

- High Visibility Property on Hwy 50
- 480, 3 Phase Power
- Large lobby / reception area.
- 5 Lobby area offices and 3 cubicles.
- ~3,000 SF shop with four 12' x 12' overhead doors and a shop sink
- Small Lift, Air compressor and Sand blaster included.
- Large lift is negotiable.
- Employee break room with kitchenette and ADA bathroom.
- HVAC in the office area. Shop area has ceiling mounted Heating and Cooling units.
- Ample exterior parking or sales space
- Interior and exterior camera security
- Zoned "B-2" Commercial, south of the City of Delta
- Large paved parking areas
- The tenant will be responsible for gas, electrical, sewer, water, based on Square Footage.
- Tenant also responsible for trash, internet/phone, landscaping and snow removal.
- Owner will be responsible for building insurance and taxes
- Pedestal sign usage included

LEASE PRICE
\$7,000 +
ADJUSTED GROSS LEASE



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