

# ***1227 Mayfly Drive*** **INDUSTRIAL BUILDING**

1227 Mayfly Drive, Montrose, CO 81401

**Available  
For Sale or Lease**

**32,923 SF Building**



***LOCATED IN COLORADO OUTDOORS BUSINESS PARK***

**CBRE**



# PROPERTY OVERVIEW

Industrial building, constructed in 2021 and located in the Colorado Outdoors subdivision in Montrose. 27,230 SF warehouse, 26' clear ht., 4 overhead doors, sprinkled, radiant heat and evaporated coolers. Warehouse space can be divided to create separate 10,000 SF space with separate entry and overhead door. Two levels of office space, include a conference room, large break area, open cube space, and perimeter offices with San Juan Mt. views.

Located just off Hwy. 50, near Montrose Regional Airport on the north end of town. The building is adjacent to the Uncompahgre River Trail, prime lot in the Colorado Outdoors subdivision. Other occupants include Mayfly Outdoors, Shelter Distilling, Hampton Inn, Fairfield Inn, and various light industrial tenants and restaurants.

## PROPERTY FACTS

Price	\$7,500,000
Price/SF	\$227.80
Lot Size	2.20 AC
RBA	32,923 SF
Stories	2
Year Built	2021
Parking Ratio	2.2/1,000 SF
Clearing Height	26'
Drive In/Grade-Level Doors	4
Opportunity Zone	Yes
Enterprise Zone	Yes

## INVESTMENT HIGHLIGHTS



### WAREHOUSE/MANUFACTURING BUILDING

Excellent condition, 26' clear height, 4 overhead doors



### GREAT LOCATION

Adjacent to the Uncompahgre River Trail, Colorado Outdoors Industrial Business Park



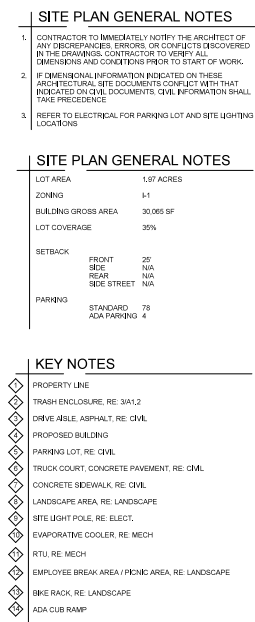
### NOTABLE FEATURES

Office space, break room, reception area, concrete parking and yard area



### EXCELLENT ACCESS

Highway 50 access, 1.6 miles to Montrose Regional Airport



COLORADO YURT COMPANY  
1227 MAYFLY DR.  
MONTROSE, CO



ALL DRAWING AND WRITTEN INFORMATION IS THE PROPERTY OF GREY WOLF ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS TO BE KEPT IN CONFIDENCE AND NOT BE REPRODUCED, COPIED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF GREY WOLF ARCHITECTS.	
PROJECT NUMBER	214
DRAWN BY	KL
CHECKED BY	KL
DATE	ISSUE
05/11/21	PROGRESS
05/21/21	90% SET
05/26/21	PERMIT
06/04/21	AS BUILT

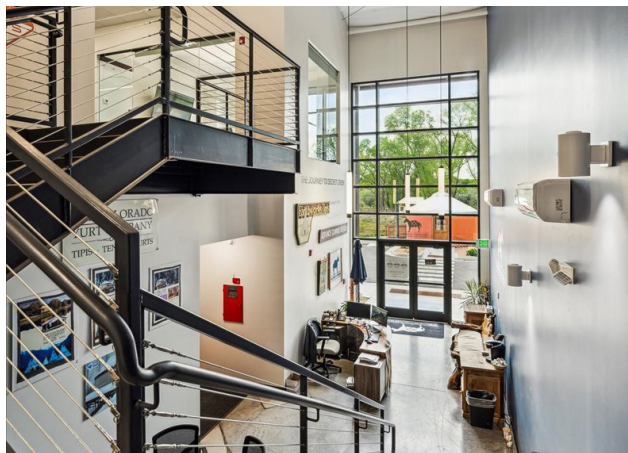
## A1.1



# AMENITIES

## NOTABLE FEATURES

- Cooler
- Security System
- Air Conditioning
- Fenced Lot
- Reception Area
- Office Space
- Break Room
- Concrete Parking
- Yard Area
- Adjacent to the  
Uncompahgre River Trail





# LOCATION OVERVIEW

## LOCATED IN COLORADO OUTDOORS

### OTHER OCCUPANTS INCLUDE:

#### RESTAURANTS

- Trattoria di Sofia
- Toasty All Day Eatery
- Shelter Distilling

#### RETAILERS/FITNESS/REC

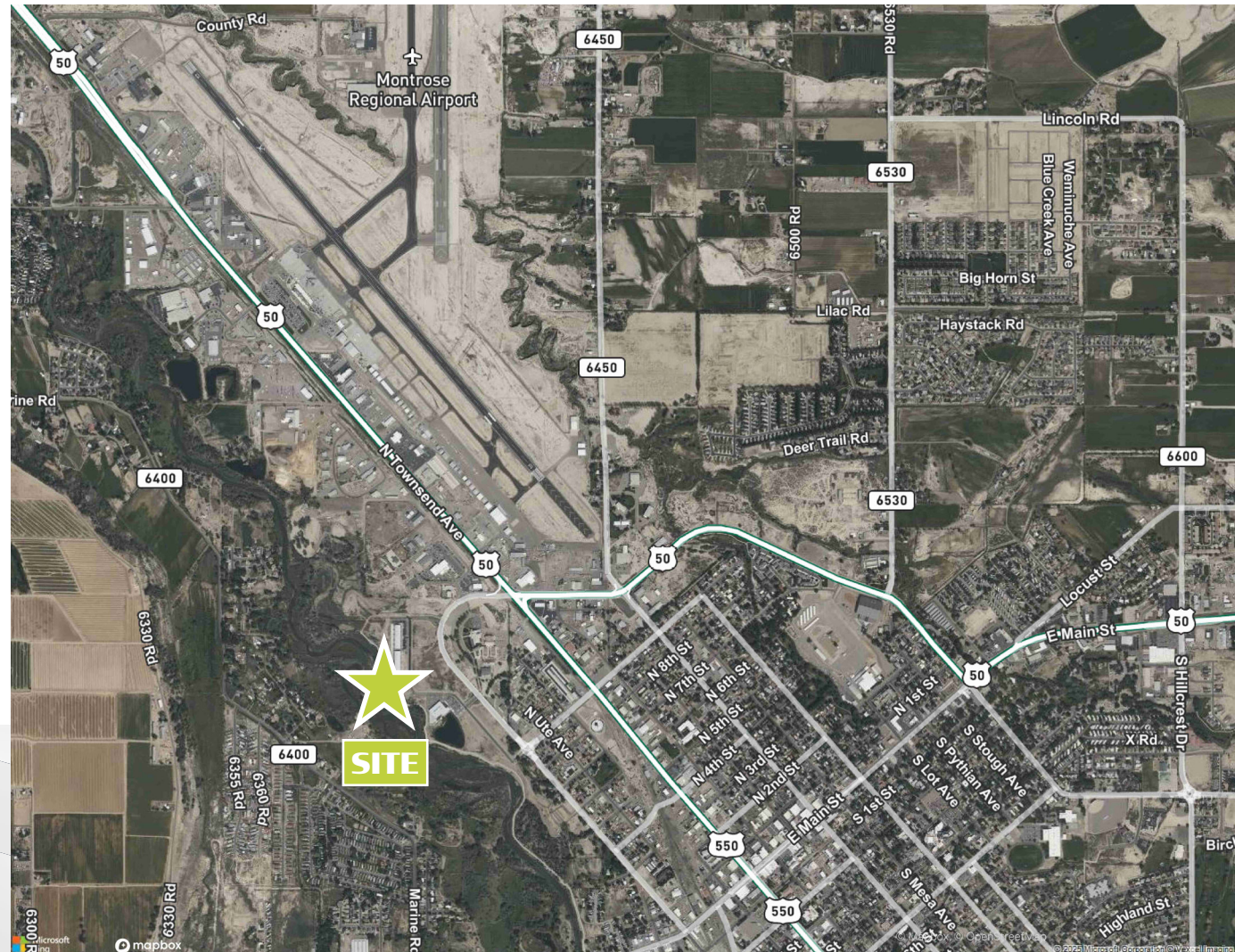
- Sage House
- Family Time Spas
- Montrose Anglers
- Hotworx
- Flex Rec

#### HOTELS/RESIDENTIAL

- Fairfield
- Secret Creek
- Basecamp

#### MANUFACTURERS

- Ross Reels USA
- Airflow
- Abel
- Flow State
- Rowan Oak







**KATIE WORRALL**

+1 970 216 7474

[katie.worrall@cbre.com](mailto:katie.worrall@cbre.com)

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.