

2520 N River Rd

Olathe, Colorado 81425



Commercial Lease Property Packet



John Renfrow * Renfrow Realty

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

www.RenfrowRealty.com

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

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org

Executive Summary



Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Yearly \$/Sq.Ft. w/NNN
76,423	\$12,500	\$150,000	\$1.96	TBD	TBD

**2520 N River Rd
Olathe, Colorado 81425
MLS# 816485**

Large Industrial Facility with Limitless Possibilities!

Discover a versatile space with endless potential! This expansive ~76,423 sq.ft. industrial warehouse facility features a partially finished office space, 6 drive in overhead doors, ~62' high ceilings in warehouse at peak, and 3-phase power making it ideal for various business needs. The lot is situated on ~15.12 (MOL) acres. This property offers ample room for expansion and development. Additionally, there is plenty of office space ready for use, with 7 private offices, kitchen and 2 large conference/meeting areas. This high-visibility location, with ~¼ mile Highway 50 frontage between Montrose and Delta, ensures easy access and convenience. The property is secured with a fence and security gate and has a large concrete/asphalt parking area. Centrally located on the Western Slope, this facility offers easy access to Highway 50 and is currently zoned "I-L" Light Industrial in Montrose County.

Please note that the solar farm is not included in the lease of the property.

Property is also for sale MLS# 816482

Contact John Renfrow at (970) 249-5001

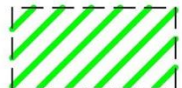
www.RenfrowRealty.com

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Property Map



Lot 1 ~15.12 acres



ACCESS EASEMENT FOR THE BENEFIT OF LOT 2 PER THE SUBDIVISION PLAT



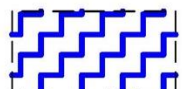
ACCESS EASEMENT FOR THE BENEFIT OF LOT 2 TO BE RESERVED AT THE TIME OF SALE SEPERATE DOCUMENT



25' ELECTRIC EASEMENT FOR THE BENEFIT OF LOT 2

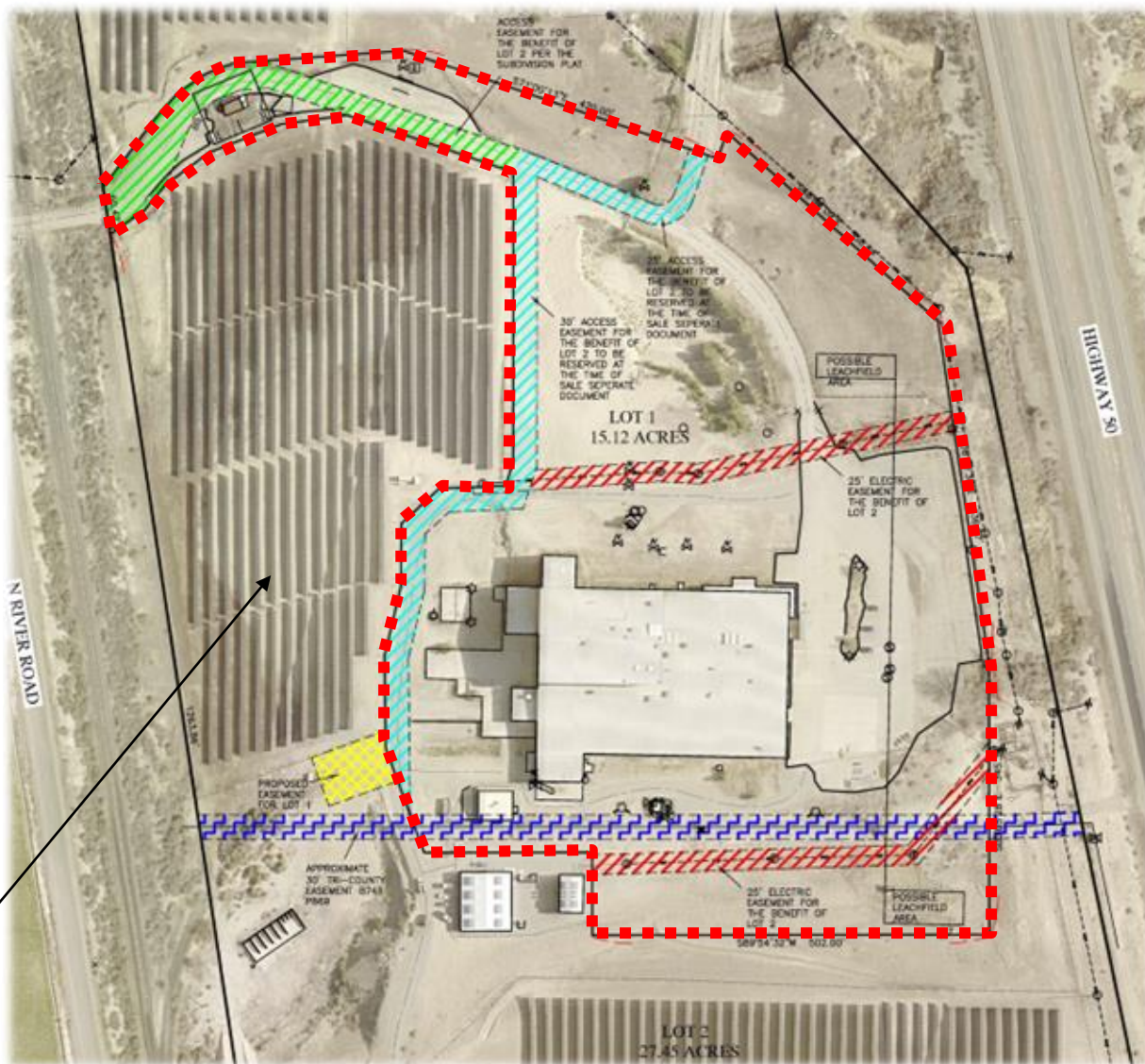


PROPOSED EASEMENT FOR LOT 1



APPROXIMATE 30' TRI-COUNTY EASEMENT B741 P869

SOLAR FARM NOT INCLUDED



- Lot 1 - Subject Property has been subdivided ~15.12 Acres
- Lot 2 – location of Solar Farm and Sub Station are located (not included)

Aerial View

Property
Entrance

Guard house



----- Subject Property/building & ~15.12 acres

*Dimensions are approximate and should be verified

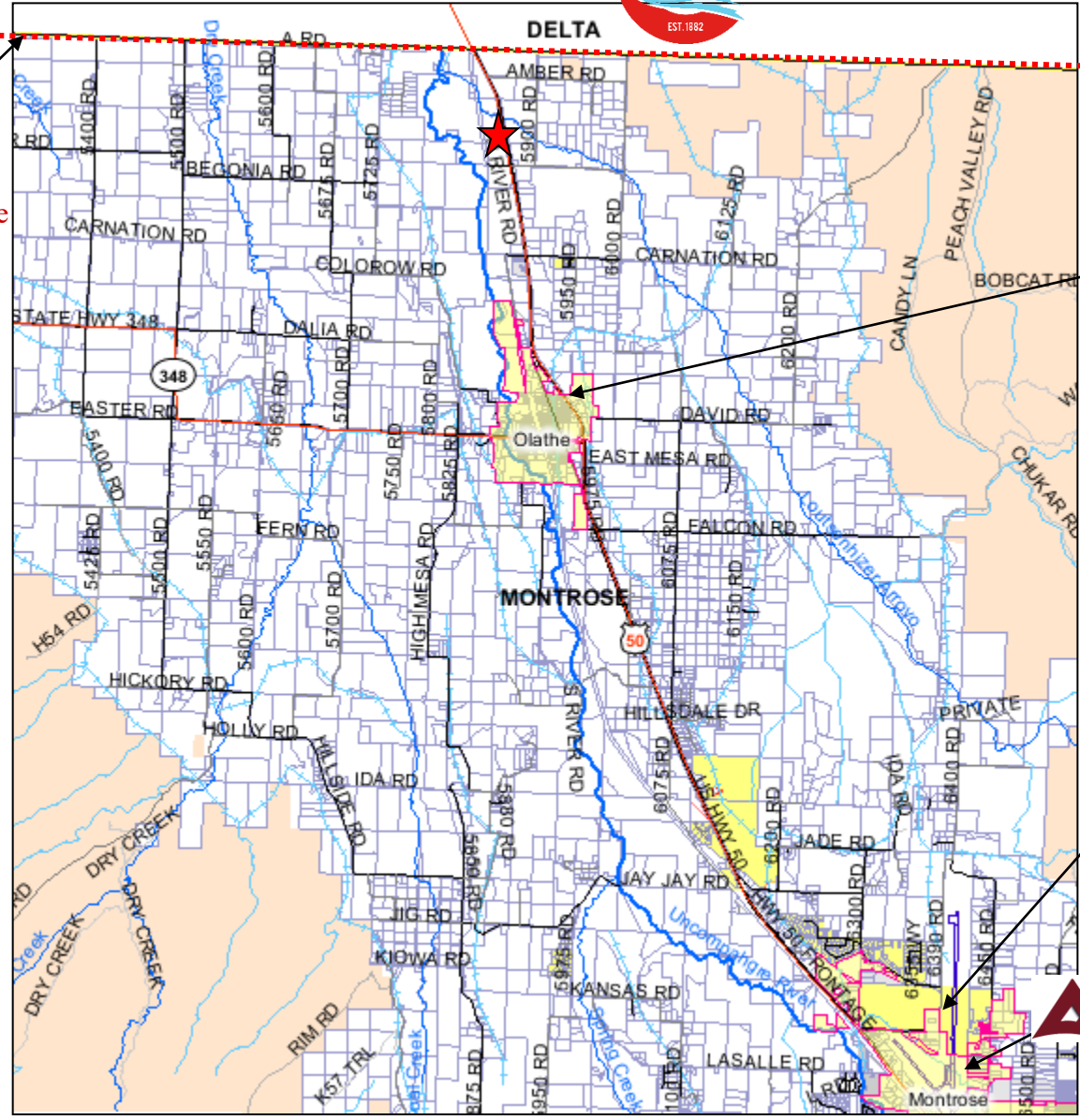


Map of Vicinity

Montrose/Delta County line

Town of Olathe

★ Subject property



City of Montrose
COLORADO



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Directions to Property

★ Subject property

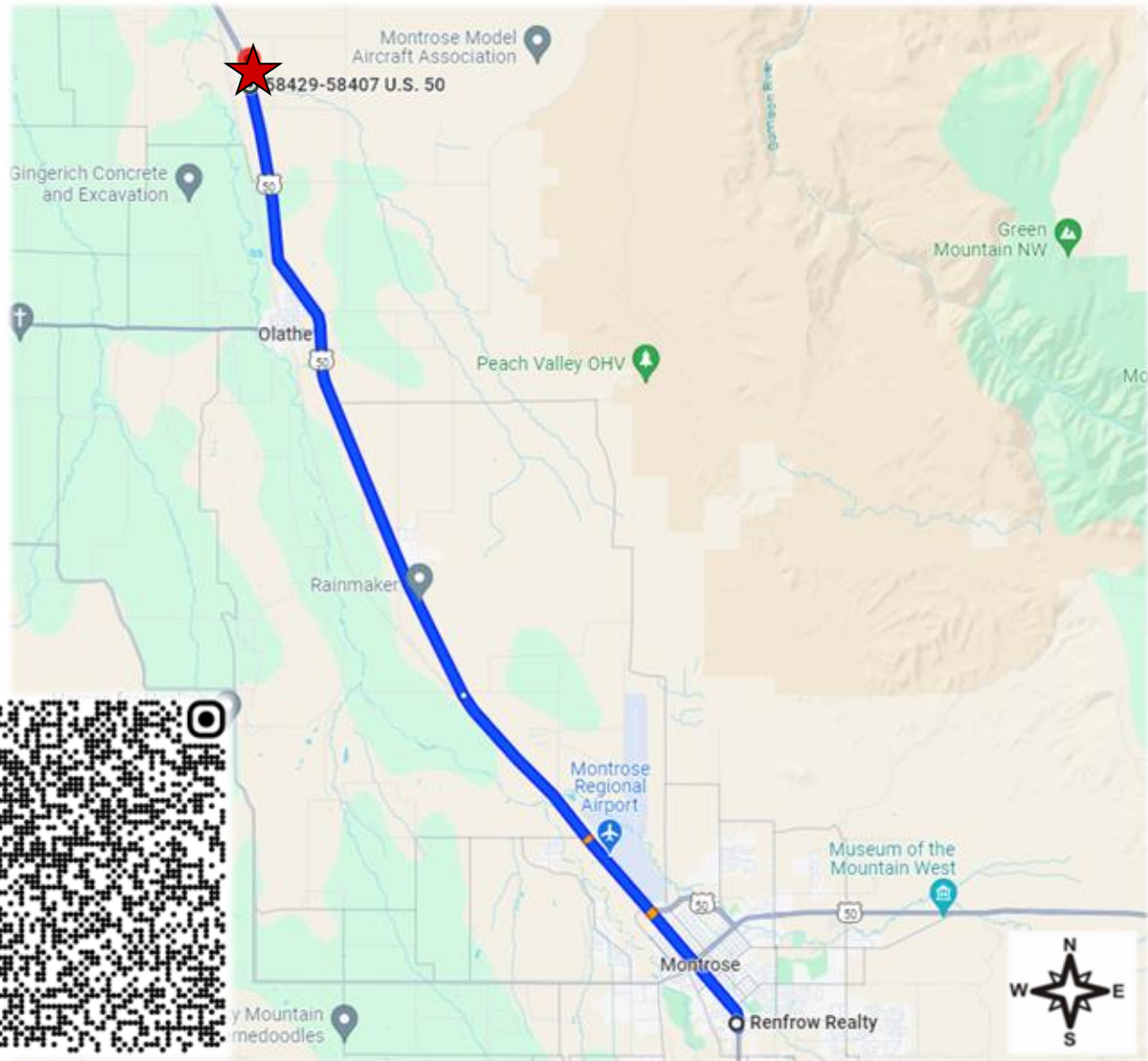
• Starting from Renfrow Realty
1832 South Townsend Ave,
Montrose, CO 81401

- ↑ Head south toward Montrose Dr
285 ft
- ↶ Turn left at the 1st cross street onto Montrose Dr
69 ft
- ↶ Turn left at the 1st cross street onto S Townsend Ave
• Pass by Burger King (on the left in 1.3 mi)
6.0 mi
- ↑ Continue onto US-50 W
9.1 mi

58429-58407 US-50
Olathe, CO 81425



Property Location Pin
Directions Via Google Maps



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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0651968

Owner Information

Owner Name CO MINE 1 LANDCO LLC

Estimated Tax Information

2026 (Estimated)	\$50,624.92
2025 (Actual)	\$52,571.68

Assessment Information

Actual (2025) \$2,867,550

Legal Description

Parcel Number 3495-282-00-013

Tax Area Id - 015020

Situs Address 2520 N RIVER RD

City OLATHE

Legal Summary Lot 1, Ash Warehouse Minor Subdivision, according to plat recorded May 5, 2026 at Reception No. 990860. County of Montrose, State of Colorado.

Actual Year Built 1985

Taxes will be adjusted to remove the Solar Farm, Fields, and Sub Station when Assessor Cards are updated from subdivision

Type	Actual	Assessed	Acres	SQFT	Units
Improvements	\$3,357,580	\$856,090	0.000	87050.0	0.0
Land	\$303,020	\$78,740	42.590	0.0	0.0

Assessor card shows entire property. Sale is for ~76,423 sq.ft. building and ~15.12 acres

*For more information please contact the Montrose County Assessor at (970) 249-3753



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Photos – Office Space*



***Offices are unfinished, but artistic brick work with antique wood highlights, in-floor heating, electrical and framing done. Plans available upon request.**



Photos – Warehouse Space



Concrete Floors



South Entrance



Bathroom

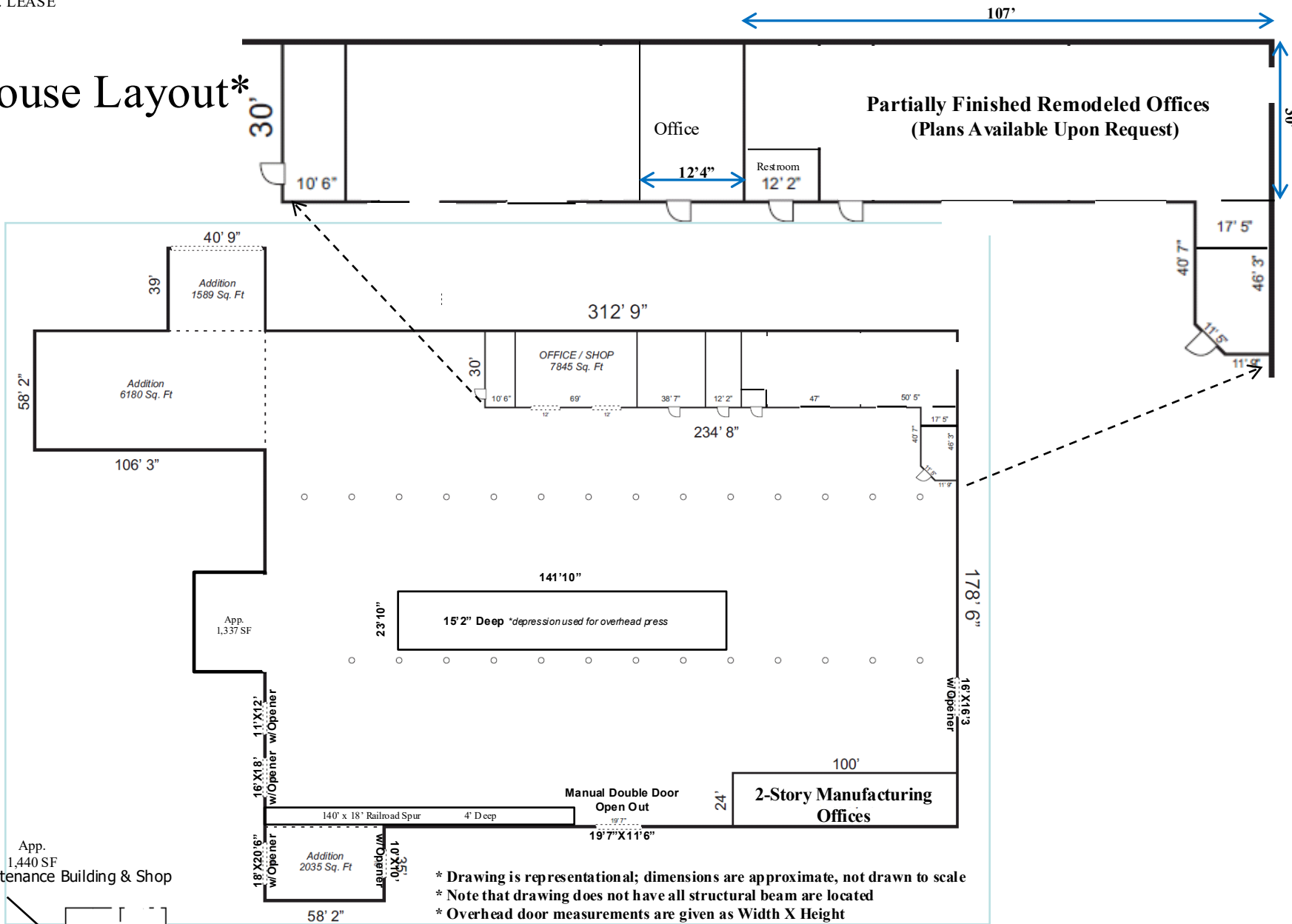


Kitchenette



62' High Ceilings

Warehouse Layout*



* Drawing is representational; dimensions are approximate, not drawn to scale
 * Note that drawing does not have all structural beam are located
 * Overhead door measurements are given as Width X Height

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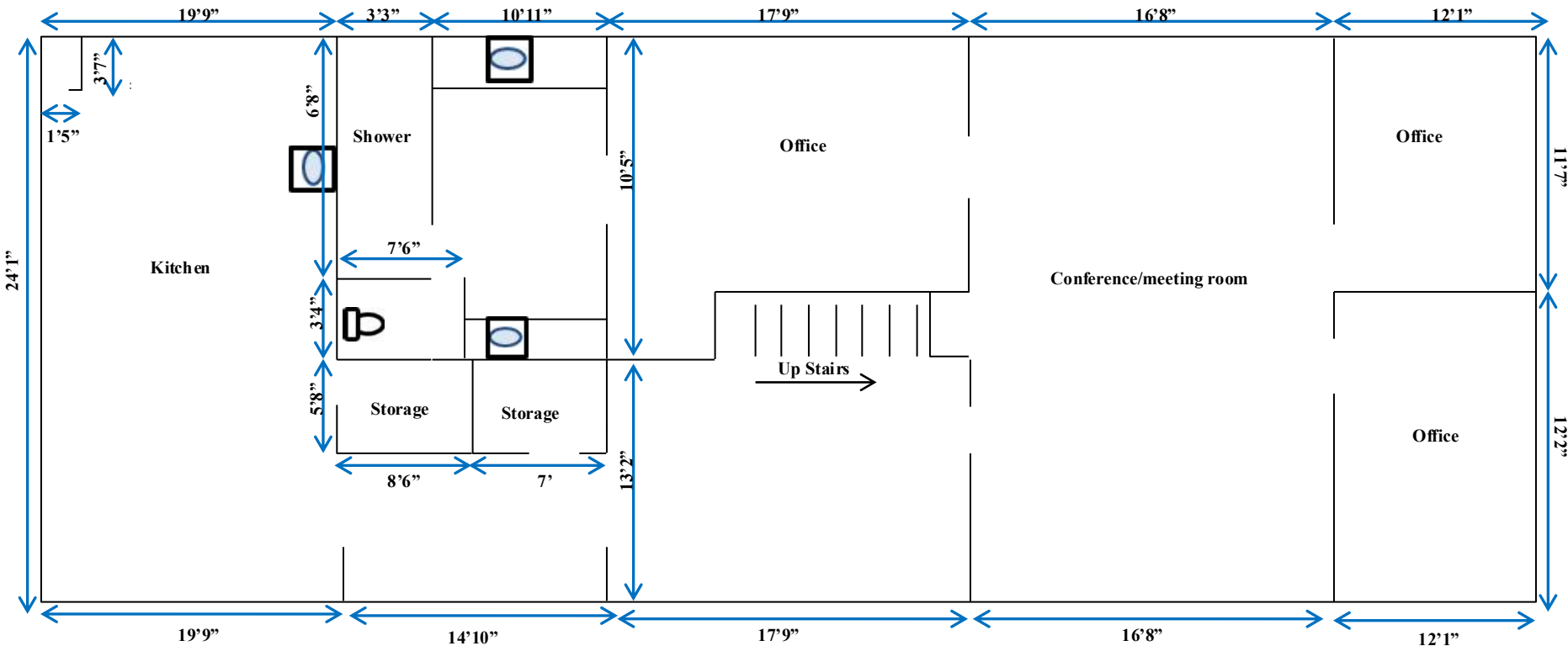
*Manufacturing Office Photos



Manufacturing Office: 1st Floor*

Features:

- 3 Offices
- Conference/Meeting Room
- Kitchen

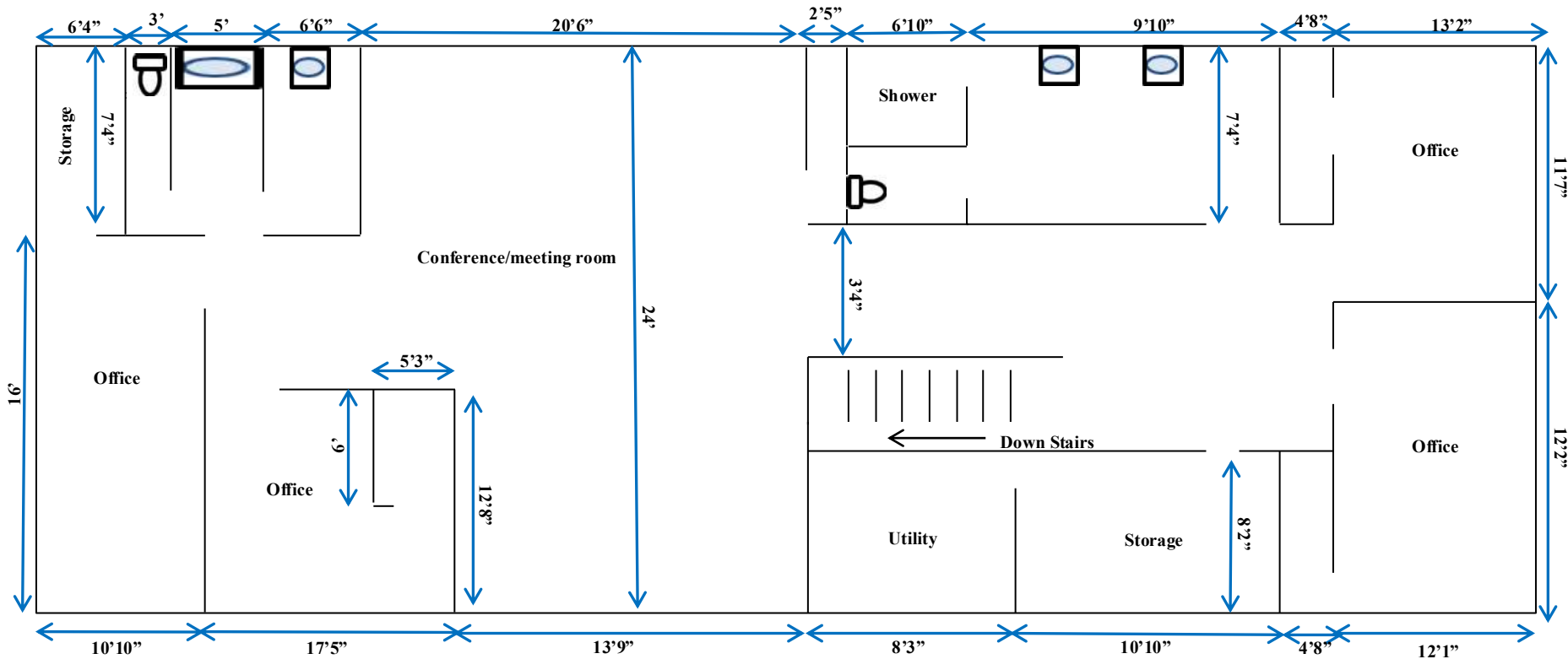


* Dimensions are approximate, not drawn to scale.

Manufacturing Office: 2nd Floor*

Features:

- 4 Offices
- Conference/Meeting Room



* Dimensions are approximate, not drawn to scale.

90' Ceiling Height

58' Ceiling Height



View of Facility facing West/Front Entrance



Automated Security Gate/RR Tracks



View of Facility facing North/Side Entrance



View of Facility facing East/Back of Building



View of Facility facing South

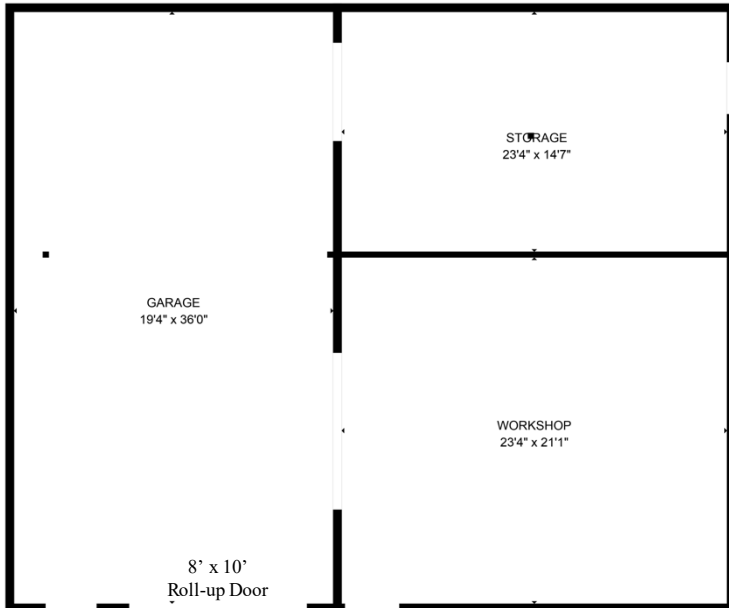
Misc. Outbuildings



Southwest Outbuilding – Shop / Garage



Northwest Outbuilding – Guard / Entrance Booth



Utilities Information

- Water: Tri-County Water (970) 249-3369
- Electricity: DMEA (970) 249-4572
 - 3-phase power on property
- Gas: Black Hills Energy (800) 563-0012
 - Oversized transmission line that services property
 - Fiber: Elevate (844) 386-8744 (Installed)
- Irrigation Water: Uncompahgre Valley Water Users Association (UVWUA) (970) 249-3813
 - Water shares are negotiated with lease, depending on size of lot leased will determine fees
 - 2026 fees - TBD
- There are operational fire hydrants on the property. Building also has a fire suppression system, but it is offline at this time.

LEASE TERMS

- \$12,500/month
- Security deposit equal to one month's rent
- NNN
 - 2026 estimated NNN monthly charges = TBD (includes taxes and insurance)
 - Tenant shall pay for utilities, maintenance, landscaping and snow removal of leased area
 - Tenant will pay for water shares as determined by amount of land leased
 - Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insured
 - Tenant improvement negotiable based on lease

Railroad Crossing Application

- Located between 907-883L and 253-402F on Union Pacific track Grand Junction to Montrose
- Any new business will need to fill out an application for railroad crossing access
- Contact for access permit application:
 - Jonathan Holland/Lease Manager
 - (402) 544-8549
 - jonathan.holland@up.com

Property Specifics









- Manufacturing Warehouse Office (2-story)
 - Cooling: Central A/C
 - Heating: Forced Air
- Offices (Unfinished)
 - Heating: In-floor Heating (Not yet activated)
- Warehouse
 - No Heating or Cooling
- Guard House
 - water is disconnected and will have to be re-routed if desired



Montrose County Zoning Map



County Zoning Districts

	General Business "B"
	General Commercial "C"
	Light Industrial "I-L"
	Heavy Industrial "I-H"
	General Residential "R"
	Residential- Manufactured Home Park "R-MHP"
	Planned Development "PD"
	Public Lands "P-L"
	General Agricultural "A"

- Subject property is zoned "I-L" Light Industrial in Montrose County
- Zoning regulations for "I-L" on the following pages
- Contact Talmadge Richmond County of Montrose for more information at (970) 252-4550 or trichmond@montrosecounty.net

Zoning Breakdown* - "I-L" Industrial District

INDUSTRIAL I

1. **Purpose:** The industrial district is intended to accommodate manufacturing, processing, fabrication, assembly, and storage of material and products, and most commercial, or similar compatible uses, and industrial enterprises, as well as allowing service facilities for industries and their employees. This district may also accommodate warehousing, distribution, and wholesaling services with increased heavy truck traffic in locations and upon sites which are able to accommodate increased truck traffic.
2. **Use Table:**
 - a) The following table identifies the uses allowed by right ("R") or the uses requiring a special use permit ("S") within the Industrial District. Any use not listed shall be prohibited except as set forth in Section II.C.3, Unlisted Uses.
 - b) All uses shall meet all applicable provisions set forth in Section III, Use Standards and Section V, Detailed Development Standards regardless of the approval level identified in the Use Table below. Where able, the Use Table identifies the additional standards applicable to uses.
 - c) Any standard set forth in these Regulations not met by the property owner or operator shall constitute a violation of these Regulations and shall be enforced as set forth in Section VII, Enforcement.
 - d) Any uses allowed by right in the General Commercial Zone District shall also be allowed by right in the Industrial Zone District unless specified otherwise in this section

* Taken from Montrose County Zoning Resolution Revised June 15, 2022

INDUSTRIAL USE TABLE

Agricultural Uses:

Agricultural Products Manufacture	R	Hemp Processing (See Definition)	R
Commercial Nursery	R	Composting Facility	R

Animal Services:

Kennel (See Sec. III.A.6)	R	Veterinary Clinic	R
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Child Care Facilities:

Child Care Center	R		
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Community & Cultural Facilities:

Community Center	R	Places of Assembly or Worship	R
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Educational Facilities:

Educational Facility	R		
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Food & Beverage:

Bar or Tavern	R	Restaurant	R
Brewery, Distillery, Winery, Microbrewery	R	Tasting Room	R
Brewpub	R		

Group Living:

Group Home (See Sec. III.A.2)	R		
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Healthcare Facilities:

Hospital	R	Medical and/or Dental Clinic	R
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Household Living:

Dwelling, Single-Family	R	Short-Term Rental (See Sec. III.A.9)	R
Caretaker Residence	R		

Lodging Facilities:

Hotel/Motel	R		
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Manufacturing & Production:

Food Processing and/or Packaging Manufacturing, fabrication, assembly, or processing which produces hazardous, dangerous, or combustible materials and/or conditions before, during, and/or after any processing	R	Manufacturing, fabrication, assembly, or processing which may cause noise, heat, dust, fumes, excessive traffic or parking or other adverse consequences that will impact the neighborhood	R
Power Generation	R		

Parks:

Park	R		
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Personal Services & Office:

Personal Service Establishment	R	Professional Services Establishments	R
Professional Offices	R		

Public Utilities & Facilities:

Government Facility	R	Telecommunication Facility (See Sec. III.D)	R
Public Utility Facility	R	Utility Transmission, Distribution, and/or Service Lines	R

Recreation Facilities:

Amusement and Entertainment Facility, Indoor	R	Recreation Facility, Indoor	R
Amusement and Entertainment Facility, Outdoor	R	Recreation Facility, Outdoor	R
RV Park	R	Shooting Range, Commercial	R

Retail:

General Retail	R		
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Sexually Oriented Business:

Sexually Oriented Business (See Sec. III.A.11)	R		
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Vehicles & Equipment:

Automobile Service and Repair	R	Salvage Yard (See Sec. III.A.8)	R
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Automobile, truck, trailer, farm equipment, marine, or RV services and sales.	R	Truck Stop	R
Helipoint	R		

Warehousing & Freight:

Distribution and Warehousing Facility	R	Solid Waste Disposal	R
Mini-Storage Warehouse	R	Wholesale Establishment	R

Accessory Uses:

Accessory Structure or Building (See Sec. III.C.2.b)	R	Caretaker Residence	R
Accessory Use (See Sec. III.C.1)	R	Outdoor Storage (See Sec. III.A.10)	R
Alternate Onsite Energy Generation	R		

Temporary Structures & Uses:

Construction Office (See Sec. III.B.2.b.(3))	R	Roadside Stands (See Sec. III.B.2.b.(5))	R
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Additional Documents Available Upon Request

Preliminary Plat

- JeHN Engineering (970) 874-6118
- October 8, 2008

ALTA Survey

- JeHN Engineering (970) 874-6118
- October 8, 2008

ALTA Survey

- Steve Yelton (970) 249-9543
- February 25, 2013

Original Construction Prints

- Louisiana-Pacific Corporation
- October 3, 1995

Geological Hazard and Feasibility Study

- Lambert & Associates (970) 249-2154
- December 18, 2007
- Updated February, 2008

Traffic Study

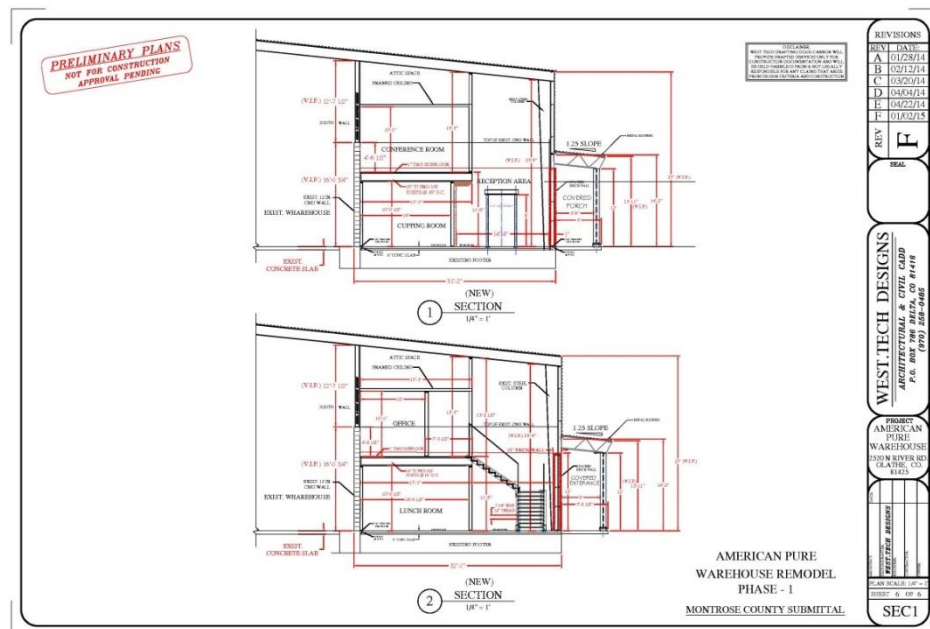
- TurnKey Consulting LLC (970) 985-4001
- November 13, 2007

Environmental Assessment

- Walter Environmental & Engineering Group (970) 255-8017
- February 25, 2013

New Building Plans

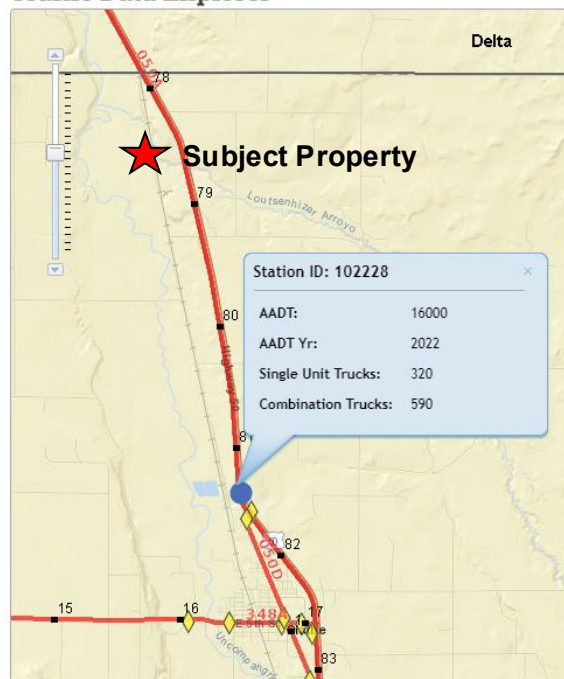
- West Tech Designs (970) 874-1288



Septic Permit

- Ute Engineering & Surveying (303) 874-7593
- June 1990

Traffic Data Explorer



Colorado Department of Transportation (CDOT) Traffic Count*



DAILY TRAFFIC (09/28/2022)

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	20	21	8	20	51	127	357	656	487	581	647	623	689	677	689	620	790	821	745	352	275	146	69	50
S	28	16	25	27	90	261	520	833	721	615	629	645	677	617	584	735	664	646	384	284	186	107	84	40

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
102228	050A	80.289	81.472	16,000	2022	320	590	5.7	11	19,520

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>

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

Recap

Sq.Ft. (MOL)	Monthly Lease	Yearly Lease	Yearly \$/Sq.Ft.	NNN/mo	Yearly \$/Sq.Ft. w/NNN
76,423	\$12,500	\$150,000	\$1.96	TBD	TBD

- ¼ Mile (MOL) Highway 50 Frontage
- Large Industrial Warehouse Facility
- Large Parking Area (Asphalt and Concrete)
- Partially Finished New Office Space
- 2-Story Warehouse Office Space
- 3-Phase Power and 6 Drive-In Overhead Doors
- Fenced Property with Security Gate
- Zoned “I-L” Light Industrial in Montrose County
- Potential Rail Spur into Property (Switch Removed)
- Property is also listed for sale MLS# 816482
- **Solar Farm not included**

LEASE TERMS

- \$12,500/month
- Security deposit equal to one month’s rent
- NNN
 - 2026 estimated NNN monthly charges = TBD (includes taxes and insurance)
 - Tenant shall pay for utilities, maintenance, landscaping and snow removal of leased area
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\$12,500/month NNN

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