

1429 Hwy 50 Unit 5 & 6 Delta, Colorado 81416



Commercial Property Lease Information Packet

Joey Huskey or John Renfrow

Renfrow Realty

Contact Joey Huskey or John Renfrow
(970) 874-1500 / (970) 249-5001

www.RenfrowRealty.com

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



AN RMCRE NETWORK PARTNER

www.RMCRE.com

Incredible Multi-use Units

Unit	Sq.Ft. (MOL)	Monthly Base Lease	Yearly Base Lease	Yearly \$/Sq.Ft.
5 & 6	2,880	\$1,600	\$19,200	\$6.67

Two flex units totaling ~2,880 sq ft, each featuring large overhead doors, high ceilings, a private restroom, mezzanine space, 2 office spaces, and ~1,100 sq ft of warehouse area per unit.

The property offers excellent visibility, strong traffic counts, a pedestal sign, and easy access. A large paved parking lot provides ample onsite parking.

This versatile B-3 zoned flex space in the City of Delta can support a wide range of uses from light manufacturing to showroom, distribution, or mixed-use operations.

Easy access to Highway 50.

Adjusted gross lease. Tenant is responsible for electric, gas, interior maintenance, and liability insurance.



Call today to schedule your tour!

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970-874-1500 or 970-249-5001

Aerial Photo



★ Subject property

Highway 50 Access

Directions to Property

- Starting from
Delta Chamber of Commerce,
301 Main St., Delta, CO 81416

- ↑

Head south on Main St toward W 4th St

427 ft
- ↶

Turn left at the 1st cross street onto 4th St

404 ft
- ↶

Turn left onto Meeker St

469 ft
- ↶

Turn left at the 1st cross street onto E 3rd St

364 ft
- ↷

Turn right onto US-50 W/Main St

i

Continue to follow US-50 W

2.7 mi
- ↷

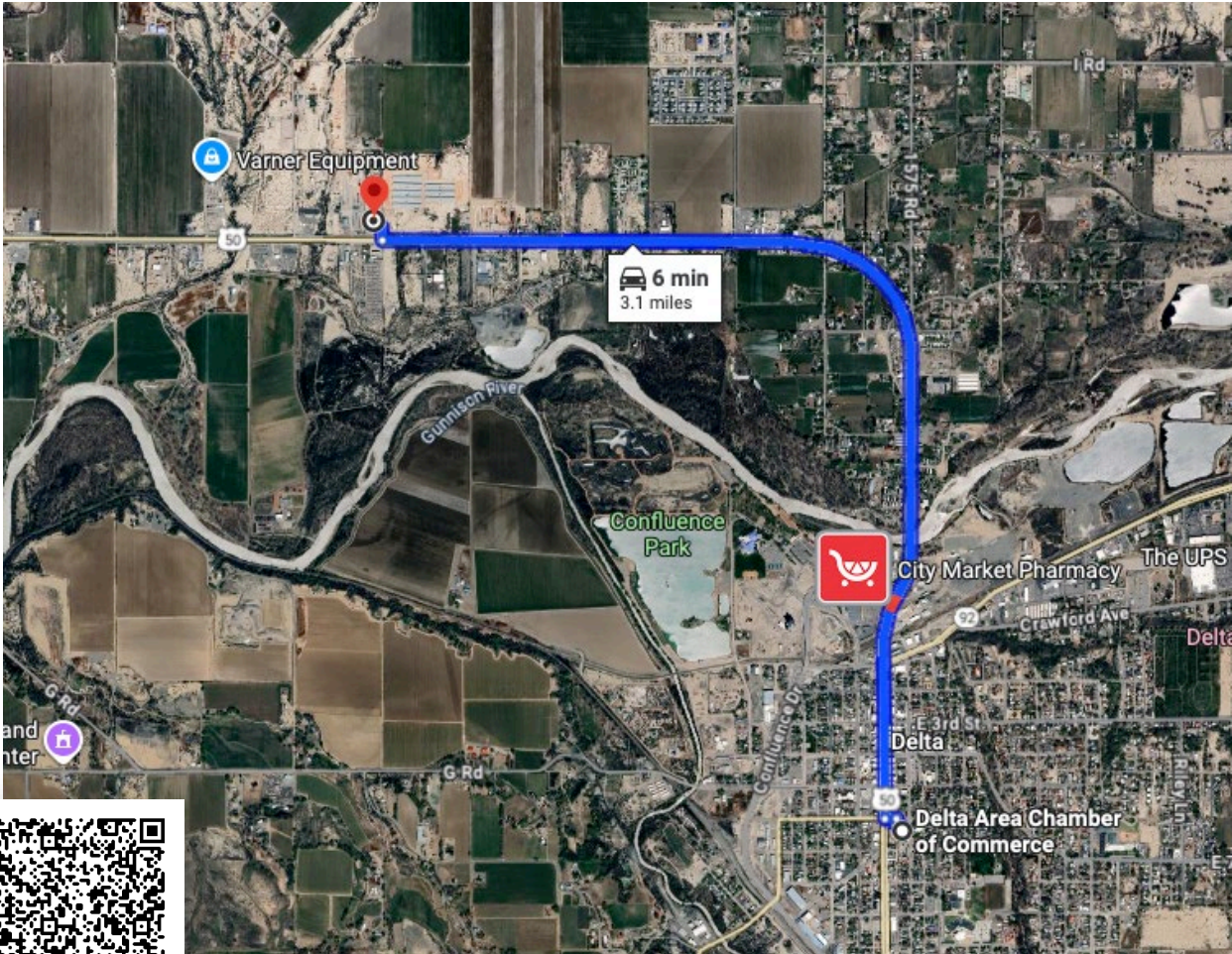
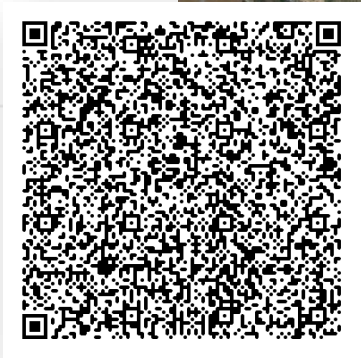
Turn right

i

Destination will be on the left

0.1 mi

1429 US-50
Delta, CO 81416



Map Data©2025 Google



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Exterior photos



Paved Front Parking Lot



Large Pedestal Sign on Hwy 50



Each unit has 12'X12' OD in back



Back Lot

Unit 5 Photos*



Office Space with Bathroom



Access to Unit 6



Mezzanine area



12'X12'
overhead door

Units 6 Photos*



Office Space



12'X12' overhead door

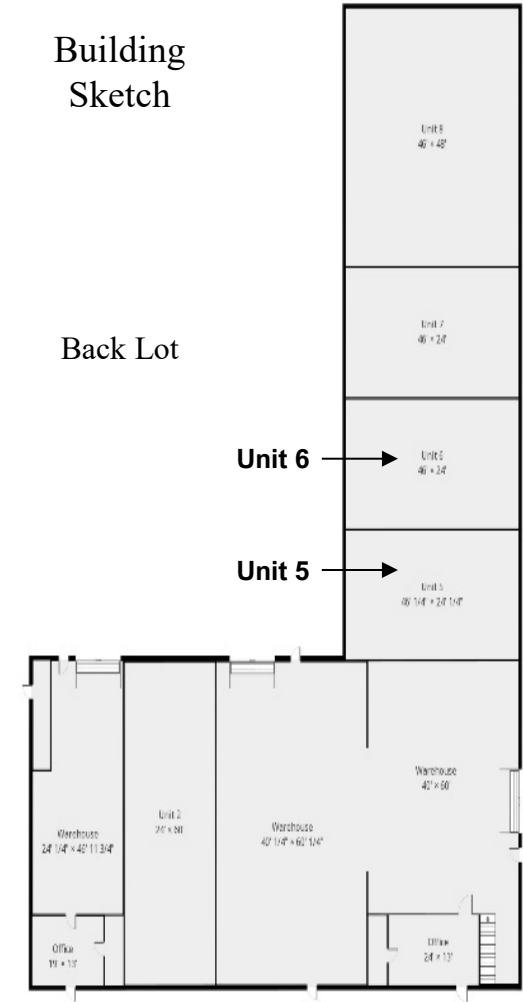


Access to Unit 5



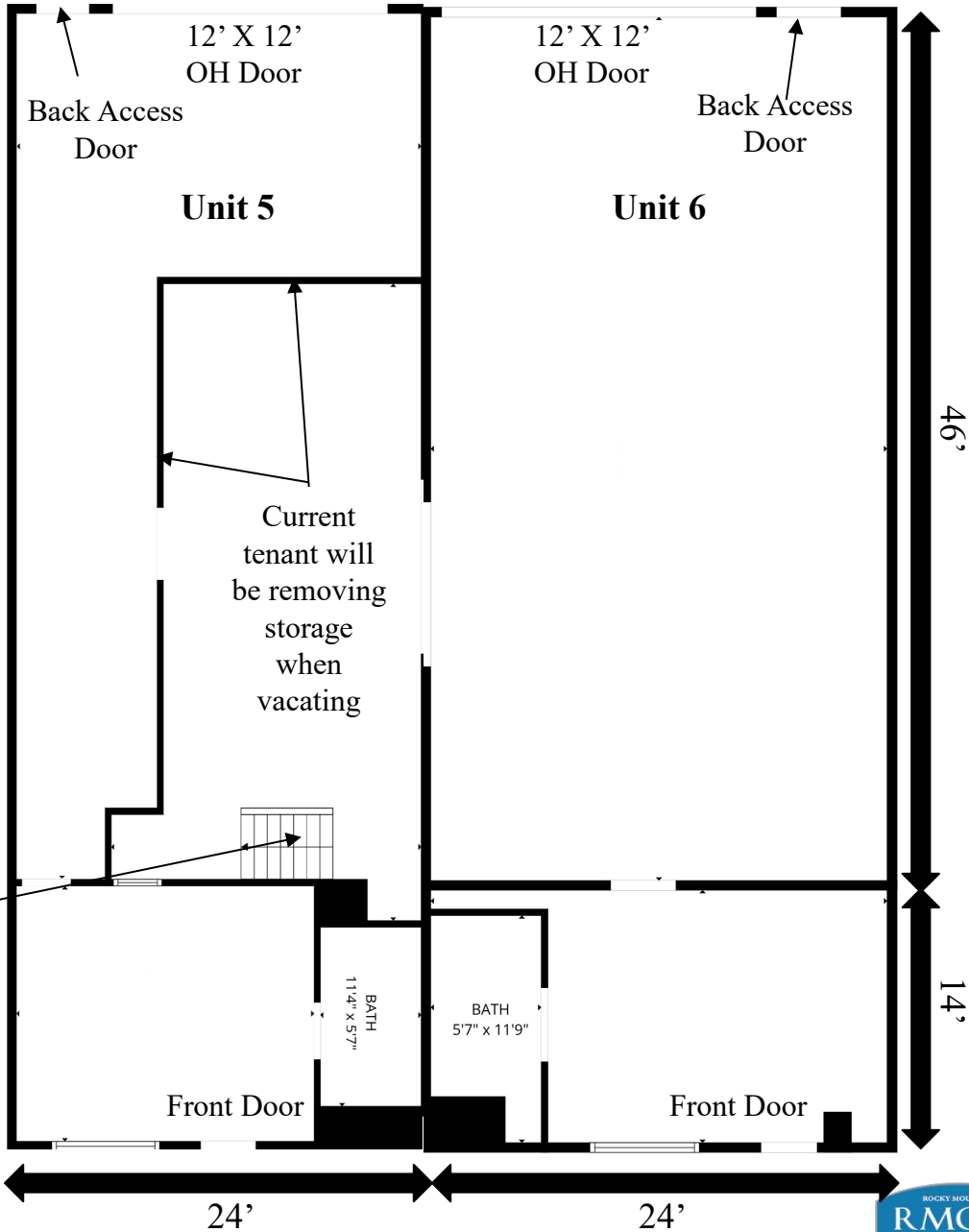
ADA bathroom (in each unit)

Floorplans



Front Parking Lot

Stairs to Mezzanine above office in Unit 5



General Information

UTILITIES

- Water/sewer - City of Delta (970) 874-7908
- Electricity – DMEA (877) 687-3632
 - There is only single phase at the property
 - Three phase power is available nearby. There is a 3-phase overhead line running across the highway.
- Natural Gas – Black Hills Energy (800) 563-0012
- Trash
 - Waste Management (866) 513-1811
 - Bruin Waste (970) 835-8886
 - City of Delta (970) 874-7913
- Internet
 - Clearnetworkx (970) 240-6600
 - Elevate Internet (844) 386-8744
 - CenturyLink (800) 743-3793

Heating:

- Office - Electric baseboard
- Warehouse – Suspended gas heater

Cooling:

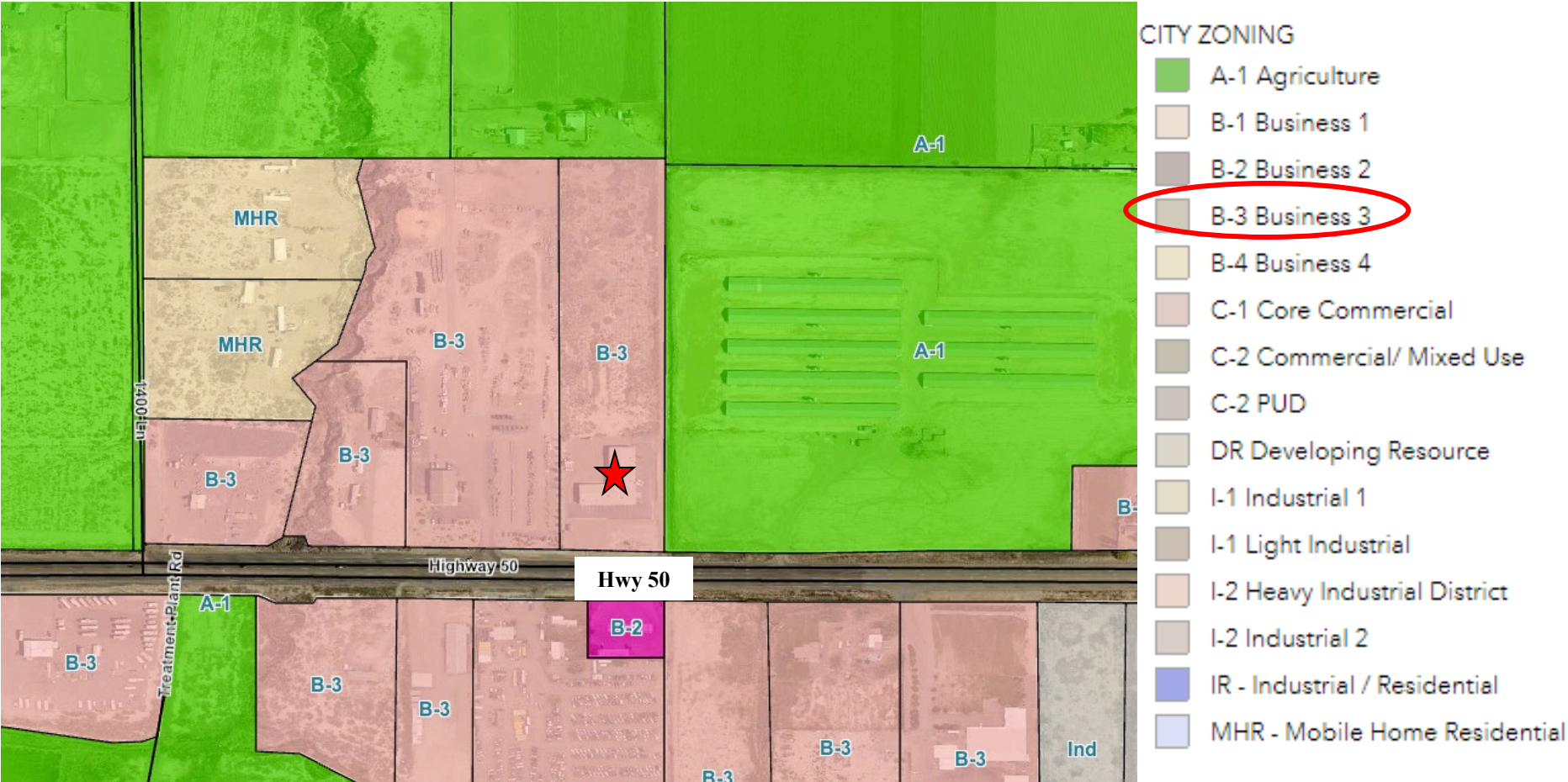
- Office - Evaporative Cooler
- Warehouse - None



LEASE TERMS & CONDITIONS

- Tenant will be responsible for the following:
 - Electric, gas, internet, trash, phone service, snow removal and internal maintenance, including janitorial
 - Maintain a \$1M liability insurance policy naming landlord as additionally insured
- Security deposit equal to one month's rent
- Possession – upon signing of lease, provide insurance and paying first month's rent & security deposit
- Landlord will be responsible for the following:
 - Water/sewer and outside lighting.
 - Building insurance and building taxes
 - Winterized evaporative coolers

Zoning Map



-  Subject property zoned – B-3
- Zoning regulations on following page
- Contact the City of Delta (970) 874-7903 or the County of Delta (970) 874-2110 for more information.



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Zoning Breakdown* - B-3 District

A. INTENT: The B-3 District is intended for a large variety of uses that require large storage areas to conveniently serve customers.

B. USES BY RIGHT:

1. Uses listed as “uses by right” in the B-1 and B-2 Districts.
2. Electronic and telecommunications antennas, receivers and transmitters.
3. Mobile home sales or service establishments.
4. Machine and welding shops.
5. Large equipment rental businesses.
6. Feed storage and sales establishments.
7. Construction and contractors’ office and equipment storage facilities.
8. Aboveground fuel storage facilities for hazardous fuels.
9. Warehouses and storage facilities. (Excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions)
10. Veterinary clinics or hospitals for large animals.
11. Medical marijuana testing.

C. CONDITIONAL USES:

1. Uses listed as conditional uses in the B-1 and B-2
2. Districts not listed as a specified Use by Right in (B) above.
2. Manufacturing not allowed as a Use by Right in (B)(1) above.
3. Storage of non-fuel hazardous materials including explosives.
4. Medical marijuana products manufacturing.
5. Medical marijuana research and development.

A. INTENT: The intent of B-1 District is to establish and preserve a central business district convenient and attractive for a wide range of retail uses and business, government and professional offices and places of amusement in a setting conducive to and safe for a high volume of pedestrian traffic.

B. USES BY RIGHT:

1. Retail stores, business and professional offices and service establishments which cater to the general shopping public.
2. Libraries and museums.
3. Government buildings and facilities.
4. Public utility service facilities.
5. Private and fraternal clubs.
6. Theaters and places of amusement.
7. Restaurants and taverns.
8. Depots.
9. Churches (off-street parking required).
10. Child care facilities (off-street parking required).
11. Hotels and motels (off-street parking required).
12. Parking lots and garages.
13. Single family homes, duplexes, dwelling units in buildings containing other uses, and multiple family residences (off-street parking required).
14. Schools (off-street parking required).
15. Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied.
16. Funeral homes (off-street parking required).
17. Parks and playgrounds.
18. Accessory uses.
19. Adult care facilities (off-street parking required).

C. CONDITIONAL USES:

1. 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. No more than one shipment operation may occur per day.
 - d. The activity shall not result in any public or private nuisance.
 - e. Off street parking is required.
2. Antennae for “personal wireless services” as defined in 97 USC 332(c)(7).

D. The following uses are not to be construed as a “use by right” or a “conditional use” in the B-1 District.

1. Farm implement sales or service establishments.
2. Mobile home sales or service establishments.
3. Feed storage or sales establishments.
4. Veterinary clinics.
5. Construction or contractors’ equipment storage facilities.
6. Machine and welding shops.
7. Aboveground storage of hazardous fuels.
8. Manufacturing and industrial uses except as authorized above.
9. Storage facilities.
10. Vehicle sales and service establishments.
11. Gas stations.
12. Car washes.

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. Aboveground storage facilities for hazardous fuels.
6. Manufacturing and industrial uses except as specifically allowed above.
7. Storage facilities (small rental storage units are allowed).

* Taken from City of Delta Zoning
Regulations 2020 - For additional information
Contact the City of Delta (970) 874-7903

Unit	Sq.Ft. (MOL)	Monthly Base Lease	Yearly Base Lease
5 & 6	2,880	\$1,600	\$19,200

- 2 units with plenty of warehouse and storage space
- 2 office spaces with restrooms
- Easy access to Highway 50
- High visibility and traffic count
- Large paved parking lot
- Flex space to accommodate multiple uses
- Both units have 12'x12' overhead doors
- Zoned B-3
- Tenant Pays utilities
- Current tenant is vacating – will need at least 30 days for possession

\$1,600/Mo

Adj Gross

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