

18668 B50 Rd Delta, Colorado 81416

MLS # 821216, 819924,
819925, 819926 & 821391



COMMERCIAL LEASE INFORMATION PACKET



Rev I

Joey Huskey * 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

**18668 B50 Rd
Delta, CO**

MLS#	Building	Bldg Sq.Ft. (MOL)	Base Rent / MO	Base Yearly \$ / Sq.Ft.	~ NNN / MO	Monthly Total
821216	A - 6	6,026	\$2,762.00	\$5.50	\$824.25	\$3,586.25
819924	B & C	20,000	\$7,500.00	\$4.50	\$2,735.65	\$10,235.65
821391	D	2,400	\$2,000.00	\$10.00	\$328.28	\$2,328.28
819925	E	2,800	\$1,516.00	\$6.50	\$382.99	\$1,898.99
819926	F	10,000	\$1,666.67	\$2.00	\$1,367.82	\$3,034.49

Property Executive Summary

Recently Built Premium Warehouse Space For Lease!

Come explore this high-visibility warehouse with access directly off Highway 50 just north of the Montrose / Delta County border. Featuring high-grade industrial warehouse and manufacturing space, the property also showcases ample covered storage, and several legacy buildings offering additional warehouse and storage space. Building A & B are equipped with features such as hot-water, in-floor radiant heating, a complete fire protection system, three-phase power, selection of 16'x16' overhead doors, and 30-foot maximum interior ceiling height. The property allows for flexible lease opportunities to be serviced by a ~ 703 sq ft common area in building A. Situated on ~6.1 acres, the property is zoned RI/C in Delta County, allowing for a generous selection of uses, including warehouse storage, industrial manufacturing, and distribution.



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Aerial Photo



Photo from Delta County GIS



Rev I

----- Subject Property

All Boundaries are approximate and should be verified

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Directions to Property

**Starting from Delta Chamber of Commerce
301 Main Street, Delta, CO 81416**

- ↑ Head south on US-50 E/Main St toward W 4th St
Continue to follow US-50 E
5.3 mi
- ↩ Turn left onto B50 Rd
410 ft
- ↘ Turn right
Destination will be on the right
259 ft

**18668 B50 Rd
Delta, CO 81416**

**Property Location Pin:
Directions Via Google Maps**



Photo from Google Maps

★ Subject Property

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Delta County Assessor Property Account Detail*

Account Detail

Account: R025692

Owner Information

Owner Name:
ECOGEN BIOSCIENCES PRODUCTION CENTER LLC

Tax Information

2024	\$39,452.56
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Assessment Information

Actual (2025)	\$3,060,396
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Type	Actual	Sq Ft	Acres
Improvements	\$2,883,467	57,255	
Land	\$176,929		6.101

*For more information, please contact the Delta County Assessor at (970) 874-2120

**Marketed sq ft and assessor measurements differ based on exterior wall calculations

Legal Description

Parcel Number: 349517400017

Legal Summary: 18668 B50 RD DELTA 81416 TOTAL AC 6.101+-
PARCEL A OF THE ECOGEN BIOSCIENCES BA PT NE4SE4 S17
T51N R10W NMPM BEG PT SOUTHERLY ROW B50 ROAD FROM
WH ¼ COR COM S16 & 17 BRS S89*18?59?E1472.76?
N0*28?44?W30? S28*55?47?E505.18? S61*7?50?W426.27?
N28*55?21?W691.56? N22*0?29?E51.72? S89*18?59?E444.03? TO
POB R-723466 R-741127PLAT R-741129

Building A: Built 2019 (~23,655 Sq Ft)**

Building B: Built 2019 (~14,000 Sq Ft)

Building C: Built 2019 (~6,000 Sq Ft)

Building D: Built 1974 (~2,400 Sq Ft)

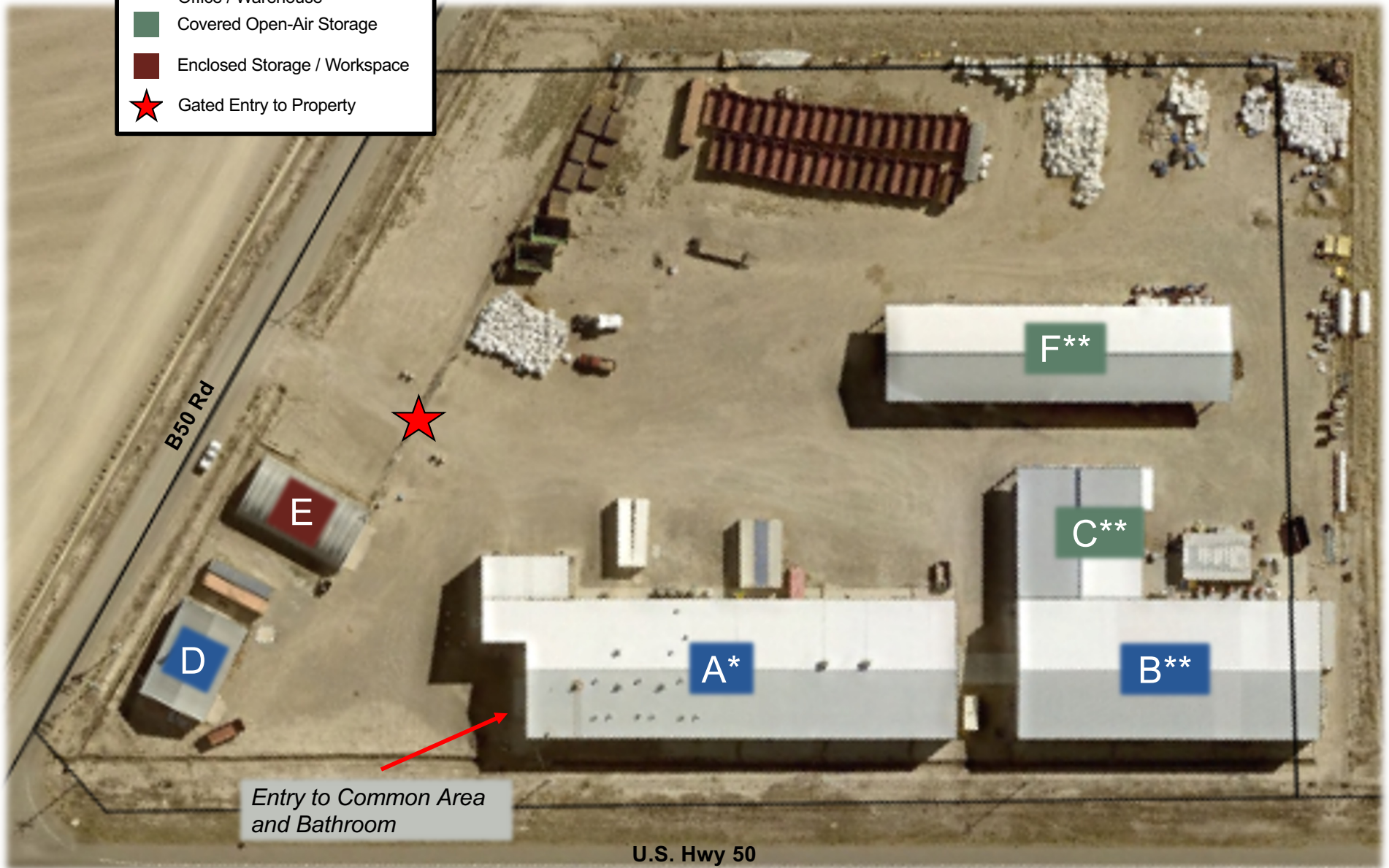
Building E: Built 1974 (~2,800 Sq Ft)

Building F: Built 2019 (~10,000 Sq Ft)**

Proposed Property Layout

MLS # 821216, 819924,
819925, 819926 & 821391

-  Distribution / Inventory / Office / Warehouse
-  Covered Open-Air Storage
-  Enclosed Storage / Workspace
-  Gated Entry to Property



*Partially Leased

**Currently under contract – call listing office for additional information and availability

All boundaries are approximate and should be verified

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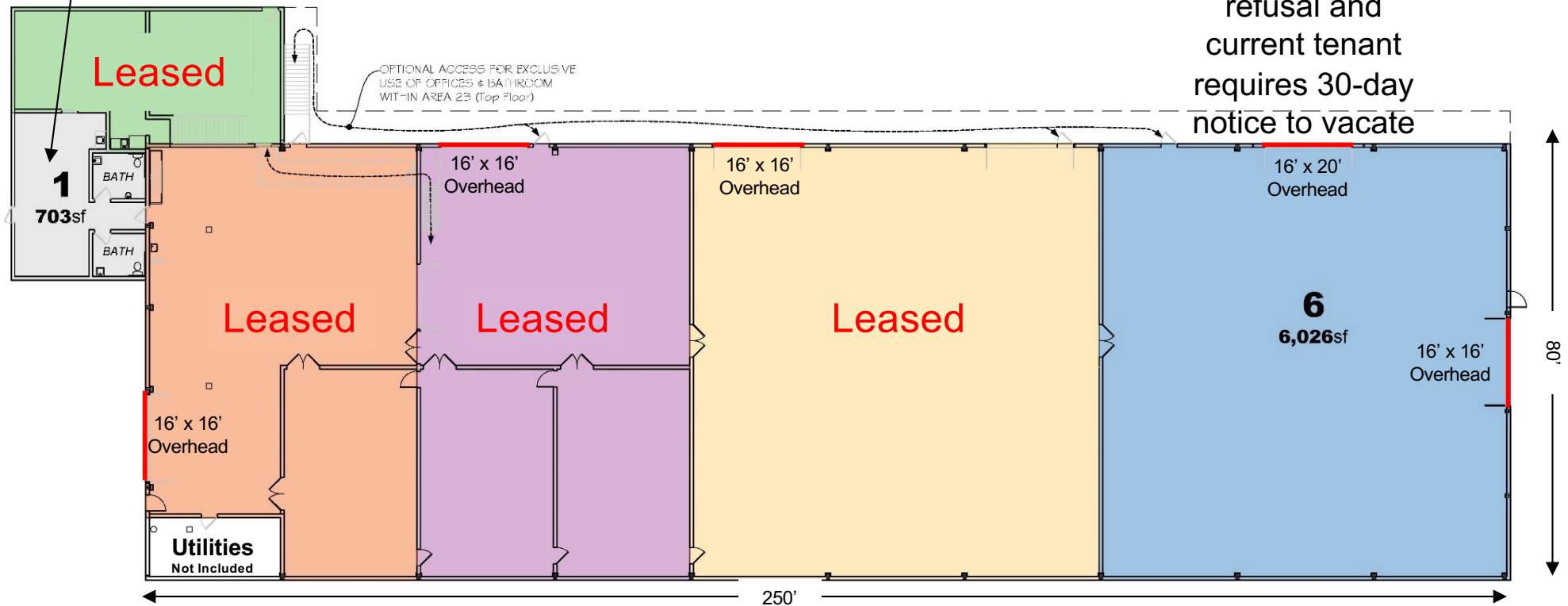


Building A – 6 Photos



Floorplan Building A

Common area
2 restrooms and open space
703 sq ft MOL



All measurements and area calculations are approximate and should be verified

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Building B Photos

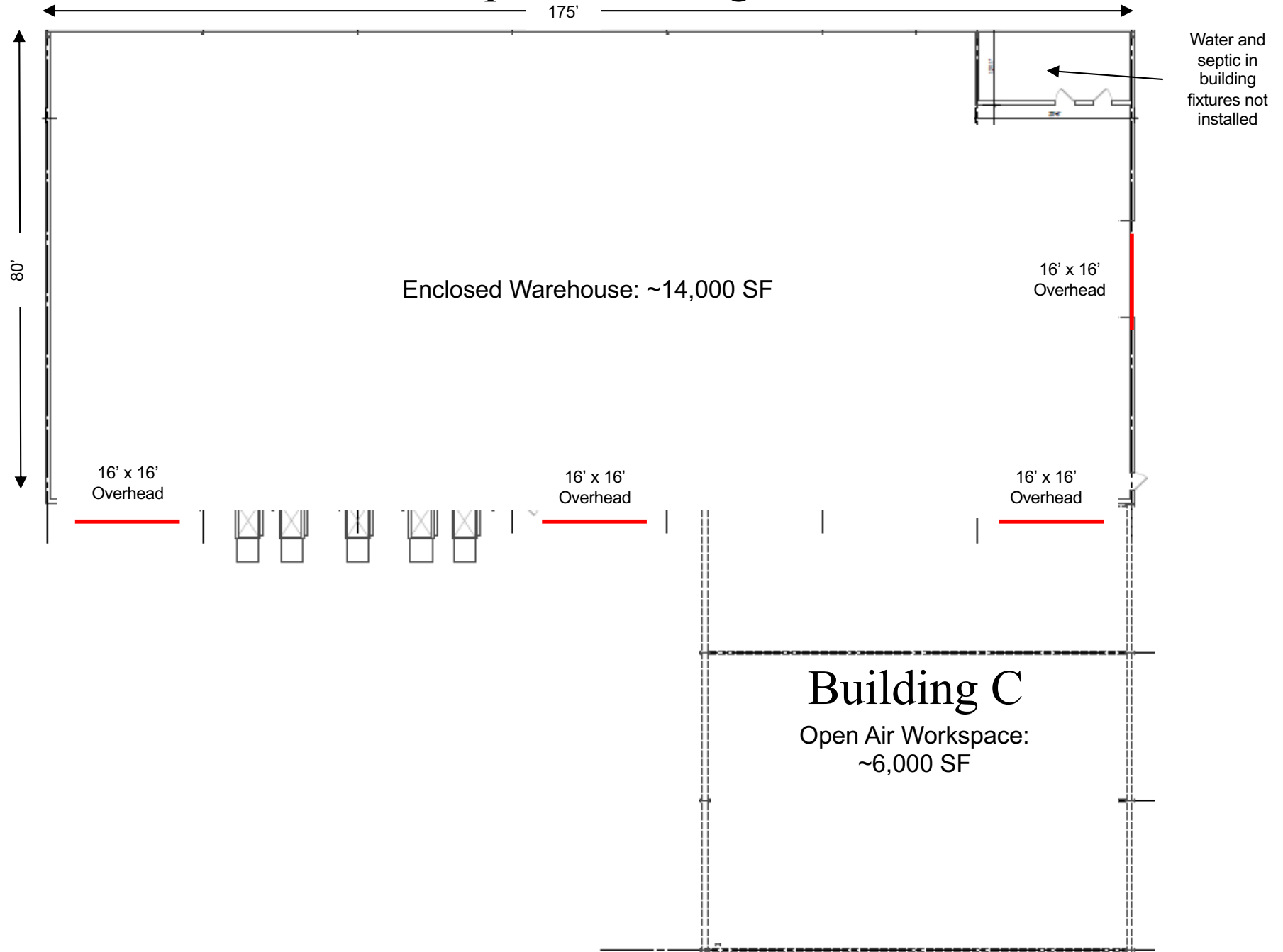


Building C: Open air storage



Floorplan Building B

MLS # 821216, 819924,
819925, 819926 & 821391



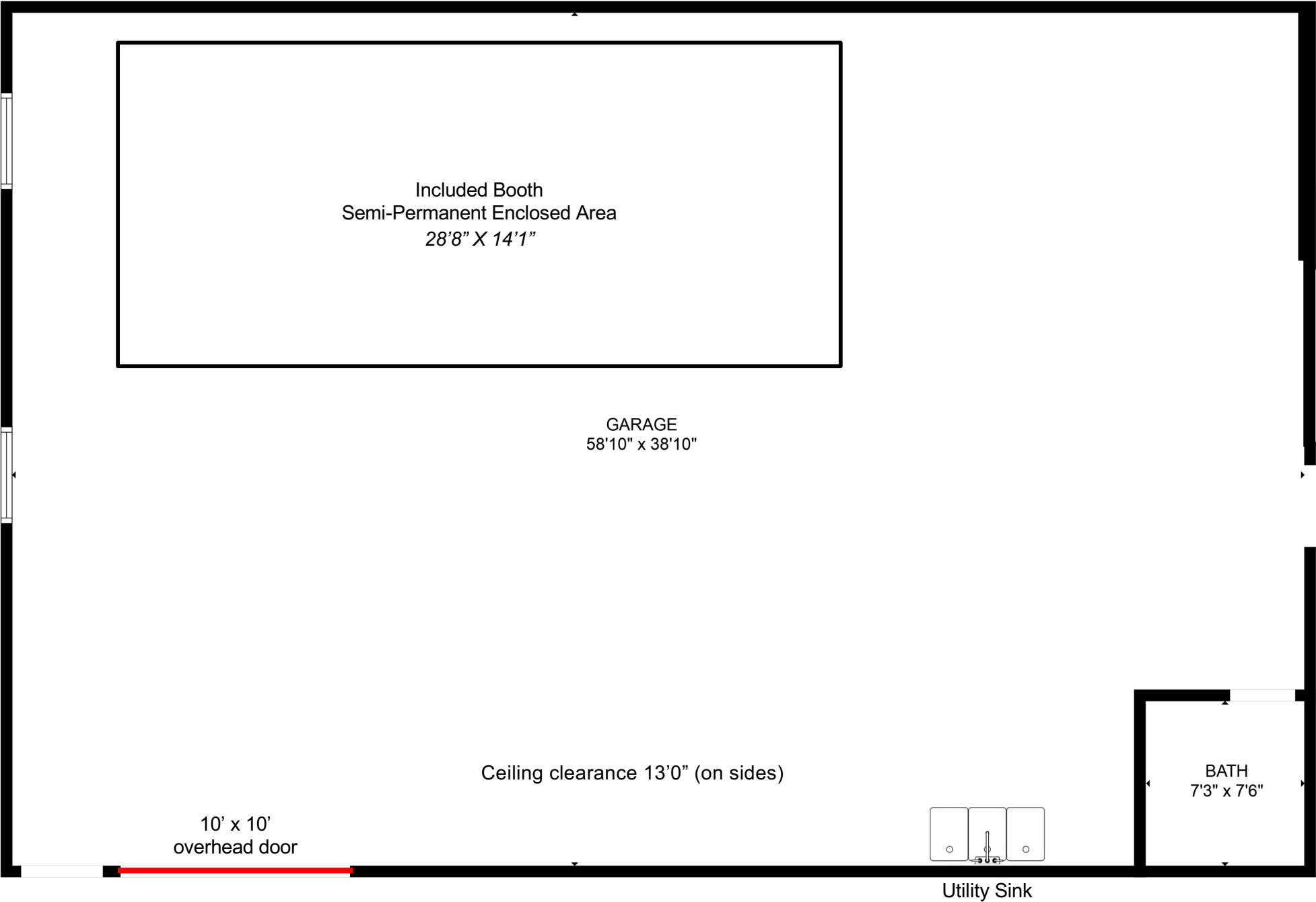
All measurements and area calculations are approximate and should be verified

Information deemed reliable but not guaranteed and should be verified.

Building D Photos



Floorplan Building D



All measurements and area calculations are approximate and should be verified

Information deemed reliable, but not guaranteed and should be verified

Additional Photos



Building E: Enclosed Quonset Hut



Building F: Open-air storage



Property General Information

Building A: ~23,700 SF **Units A2, A3 & A4 Occupied**

A1: Common Area

Features

- ~703 SF Common area to be shared with units without a restroom
- Two restrooms
 - Septic System

A6**

Features

Warehouse: ~6,026 SF

- Overhead Doors
 - One 16' x 16'
 - One 16' x 20'
- Fire Suppression System
- Evaporative Cooling
- Radiant In-Floor Heat

Utilities

- Three Phase Power
 - 277/480
- Natural Gas

****A6 is available with
a first right of refusal
and current tenant
requires 30-day
notice to vacate**

Building B:

Features

- Warehouse: ~14,000 SF
- Overhead Doors
 - Four 16' x 16'
- Fire Suppression System
- Radiant In-Floor Heat

Utilities

- Three Phase Power
 - 277/480
- Natural Gas
- No Water / Septic in this area
 - Available, but not installed

Building C: NOT ENCLOSED

Features

- Outdoor Workspace: ~6,000 SF
- Lights

Utilities

- Electricity

Building D:

Features

- Warehouse: ~2,400 SF
- Overhead Door
 - 10' x 10'
- 1 Restroom
- HVAC

Utilities

- Three Phase Power
 - 120/208
- Natural Gas
- Water
- Septic System

Building E:

- Enclosed Quonset Hut: ~2,800 SF
- 70' x 40'
- Access Door
 - 16' x 12' Horizontal Sliding
- Electricity – 220 outlets
- No heat installed. No insulation in the building

Utilities

- Three Phase Power
 - 120/208

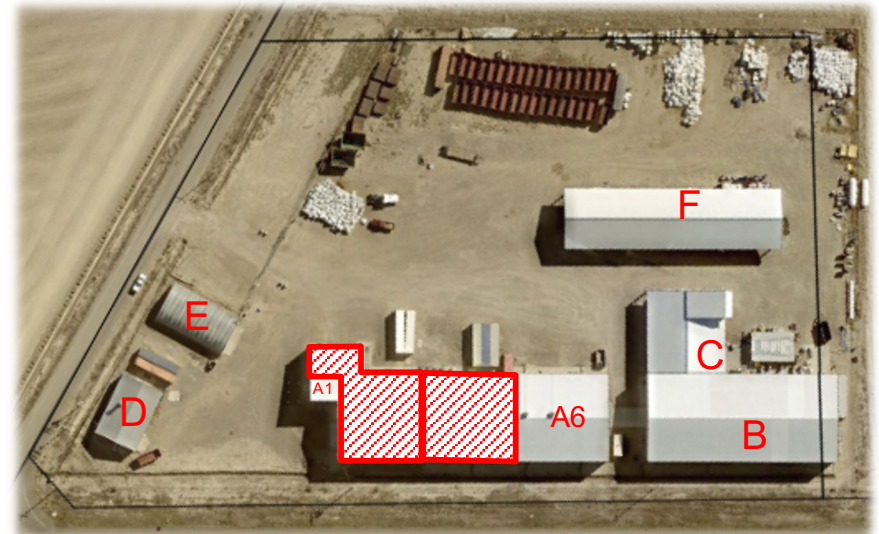
Building F: NOT ENCLOSED

Features

- Outdoor Workspace: ~10,000 SF
- Lights

Utilities

- Electricity
- Three Phase Power
 - 208/277/480



Leased Areas —

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Lease General Information

LEASE INFORMATION: TERMS & CONDITIONS

- ***There is a First Right of Refusal on all Leases in Building A and current tenant requires 30-day notice to vacate***
- Security deposit equal to one month's rent
- NNN Lease: NNN Charges \$1.62 / SF / Year: Adjusted at the first quarter of every year
 - Tenant pays NNN fees which cover building taxes, building insurance, common area maintenance, water, natural gas, septic, landscaping, gate, and property maintenance
 - NNN fees additionally include electricity but shall be further assessed on excess usage, if applicable
 - Tenant is responsible their own internet, trash service, and winter snow removal
 - Tenant shall carry a \$1M liability insurance policy naming landlord as additionally insured
- Possession
 - Upon signing of lease, submission of security deposit, first month's lease payment, and proof of insurance



Common Area and shared bath in Building A



UTILITIES

- Electricity:
 - DMEA: (877) 687-3632. Will need to provide meter number to activate service
- Natural Gas:
 - Black Hills Energy (800) 563-0012
- Fiber Internet and Phone: available but not installed
 - Elite Broadband (970) 209-1728 (Currently being used by tenants)
 - DMEA Elevate: (877) 687-3632
 - Installation: Contact Jason Martin. Installation time required determined by DMEA availability and scheduling. Provide Electric meter number to verify address*
- Water:
 - One Tap - Domestic:
 - One Tap - Fire Suppression
 - Tri-County: (970) 249-3369
- Irrigation:
 - Uncompahgre Valley Water Users Association: (970) 249-6830

Delta County Zoning Map



DRAFT Zone Districts



A-5



A-20



A-35



RI/C



UGA

Photo from Delta County Land Use Zoning Maps

- Subject property is zoned "RI / C" Rural Industrial/Commercial
- Zoning regulations for are on the following page

All information deemed reliable, but not guaranteed. Contact Delta County: (970) 874-2120

Contact John Renfrow / Renfrow Realty

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Boundary lines are approximate and should be verified

Zoning Breakdown* - RI /C

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LAND USE CATEGORY / LAND USE	A35	A20	A5	RI/C	A2.5	RES 1
More than 10 Rentable Rooms (e.g., Resort, Conference Center Hotel, etc.)	C	L	L*	L*	L*	L*
Equestrian Facilities (training, arenas, horse boarding, etc.)	A	A	A	A	A	A
Outdoor Shooting Range 1	L	L	C	C	—	—
Indoor Shooting Range 1	L	L	L	L	L	L
Racetrack 1	C	C	C	C	—	—
Paintball Course	L	L	L	L	—	—
Hunting, Fishing, or Watersports Club	A	A	L*	L*	L*	L*
Special Events (meeting standards) 1	A	A	A	A	A	A
Event Venue, Special Events (not meeting standards) 1	L*	L*	L*	L*	L*	L*
Campground/RV Park 1	L*	L*	C	C	C	—
Parks, Passive Recreation	A	A	A	A	A	A
Golf Course	C	C	C	C	C	C
Commercial Outdoor Recreation	L	L	L	L	L	L
Theater	L	L	L	L	L	L
Outdoor Theater 1	C	C	C	C	C	C
UTILITIES, COMMUNICATIONS, MINING, ENERGY, TRANSPORTATION, AND DISPOSAL CATEGORY						
Water or Wastewater Treatment Plant	C	C	C	C	C	C
Renewable Energy Facility (Personal Scale) 1	A	A	A	A	A	A
Renewable Energy Facility (Commercial Scale) 1	C	C	C	L*	—	—
Truck Stop / Truck Wash	C	C	C	L*	C	C
Airport, Airstrip, Landing Pad (Other) 1	L*	L*	L*	L*	L*	L*
Salvage Yard 1	C	C	C	C	C	C
Minerals Extraction / Quarry 1	C	C	C	C	C	C
Oil and Gas Extraction & Support Services	Reserved (See Colorado Energy and Carbon Management Commission)					
Waste Transfer Station 1	—	—	—	C	—	—
Landfill 1	C	C	C	—	—	—
Hazardous Waste Landfill 1	C	—	—	—	—	—

Legend:

■	A: Allowed
■	L: Limited Use
■	C: Conditional Use
■	Ln: Public Notice Required
■	—: Not Allowed

LAND USE CATEGORY / LAND USE	A35	A20	A5	RI/C	A2.5	RES 1
AGRICULTURAL SUPPORT AND RURAL INDUSTRIES LAND USE CATEGORY						
Farm Supply / Feed and Seed	L	L	L	A	L*	L*
Farmworker Housing 1	L	L	L	L	L	L
Kennel (within standards) 1	A	A	A	A	A	A
Kennel (exceed standards) 1	L	L	L*	L*	L*	L*
Rural Light Industry	L	L	L	A	L*	L*
Rural Medium Industry (e.g., slaughterhouse, meat processing, sawmill) 1	L*	L*	C	L*	C	C
Rural Heavy Industry (e.g., explosive, rock crushing, tannery) 1	C	C	C	L*	—	—
Veterinary Hospital or Clinic	L	L	L	L	L	L
COMMUNITY LAND USE CATEGORY 1						
Place of Assembly (up to 50 people)	A	A	A	A	A	A
Place of Assembly (51+ people)	L*	L*	L*	L*	L*	L*
Schools (up to 30 students)	A	A	A	A	A	A
Schools (31+ students)	L*	L*	L*	L*	L*	L*
Child Care Center (up to 13, non-related)	A	A	A	A	A	A
Child Care Center (13+, non-related)	C	C	C	A	C	C
Private Burials	A	A	A	A	A	A
Cemetery	C	C	C	C	C	C
COMMERCIAL LAND USE CATEGORY						
Retail Sales and Services (includes banks, real estate, etc.) 4	L	L	L	A	L	L
Office	L	L	L	A	L	L
Restaurant 4	L	L	L	A	L*	L*
Automobile Fueling or Service Station	C	C	C	L	C	C
Storage Facility (Indoor/Outdoor)	L	L	L	L	L	L
Home Business 3	A	A	A	A	A	A
Home Business, impact to neighboring property 3	L*	L*	L*	L*	L*	L*
AGRICULTURE LAND USE CATEGORY						
Agriculture, Agribusiness, Silviculture, Viticulture	A	A	A	A	A	A
INTENSIVE AGRICULTURE LAND USE CATEGORY 1						
Small Animal Feeding Operation (SAFO)	A	A	Ln	Ln	—	—
Medium Animal Feeding Operation (MAFO)	Ln	Ln	Ln	Ln	—	—
Concentrated Aquatic Animal Production (CAAP)	Ln	Ln	Ln	Ln	—	—
Large Animal Feeding Operations (LAFO)	Ln	Ln	—	Ln	—	—

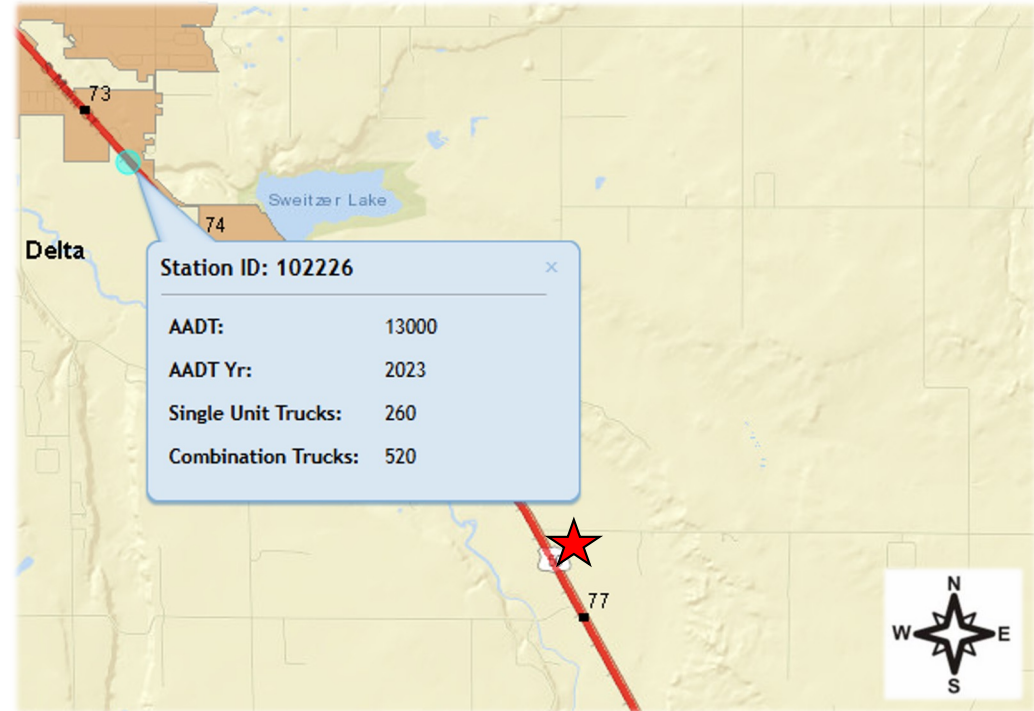
* Taken from Delta County 2024 Land Use Code All information deemed reliable, but not guaranteed. Contact Delta County for more details: (970) 874-2120



Photo from Google Maps: Street View



Approximate Property Location



For more information contact Brian Killian with CDOT at: brian.killian@state.co.us

DAILY TRAFFIC (06/22/2023)

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	13	12	15	11	34	122	273	427	451	451	512	514	528	530	527	581	646	677	435	248	194	151	87	38
S	15	9	11	22	58	145	455	564	492	481	479	499	516	538	514	519	612	522	360	248	172	60	41	29

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
102226	050A	73.36	80.289	13,000	2023	260	520	6	10	15,184

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>

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Recap

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819926	F	10,000	\$1,666.67	\$2.00	\$1,367.82	\$3,034.49

- Desirable Location and Zoning
 - Zoned Rural Industrial / Commercial
 - 686 FT of Highway Frontage
- High Visibility
 - ~13,000 average daily vehicles
- Newly Built
 - Majority constructed in 2019

**Leases Starting at
\$1,516 / MO NNN**