

# 430 West 8<sup>th</sup> Street

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](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified

Member of:



RMCRE NETWORK PARTNER  
[www.RMCRE.org](http://www.RMCRE.org)



# Executive Summary

# Excellent Industrial Location On Bypass



430 W 8<sup>th</sup> St.  
Delta, Colorado 81416

MLS#	Bldg #	Bldg. Sq.Ft. (MOL)	\$/Month Adj. Gross	\$/Year	Yearly \$/Sq.Ft.
801343	11	51,000	\$9,500	\$114,000	\$2.24
801344	12	2,100	\$2,000	\$24,000	\$11.43
801345	11 & 12	53,100	\$10,000	\$120,000	\$2.26
822767	13	2,250	\$1,900	\$22,800	\$10.13

## Large Warehouse Spaces And Office Space For Lease

- Building 11:** 51,000 sq. ft. (MOL) industrial heated, insulated warehouse/manufacturing space with three 16' overhead doors, 24' ceiling and 3-phase/480v/200-amp power. Has 1 gas meter. Also features two common adjustable drive-in docks, air compression system, fire sprinkler system, two restrooms and an office. Building shares electric meter with building 12.
- Building 12:** ~2,100 sq. ft. of remodeled office space with three offices, three restrooms, a reception area, breakroom and conference room.
- Building 13:** ~2,250 sq. ft. Warehouse or Maintenance area space with one set of exterior double doors, 16' ceilings and concrete floors with a floor drain.

Zoned I-2 in the City of Delta. Close to downtown. Leases are Adjusted Gross; Tenant pays utilities, liability insurance and routine maintenance. Alternate truck route runs along property line increasing access, traffic count and visibility!



# Aerial Photo



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

Photo from Delta County GIS





# View From Above



- Available Units**
- **Building 11**  
(including greenhouses)  
~51,000 sq. ft.
  - **Building 12**  
~2,100 sq. ft.
  - **Building 13**  
~2,250 sq. ft.



--- Estimated Property Perimeter

(Boundaries are approximate and should be verified)

# Directions to Property

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

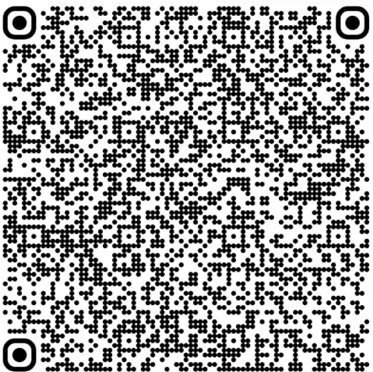
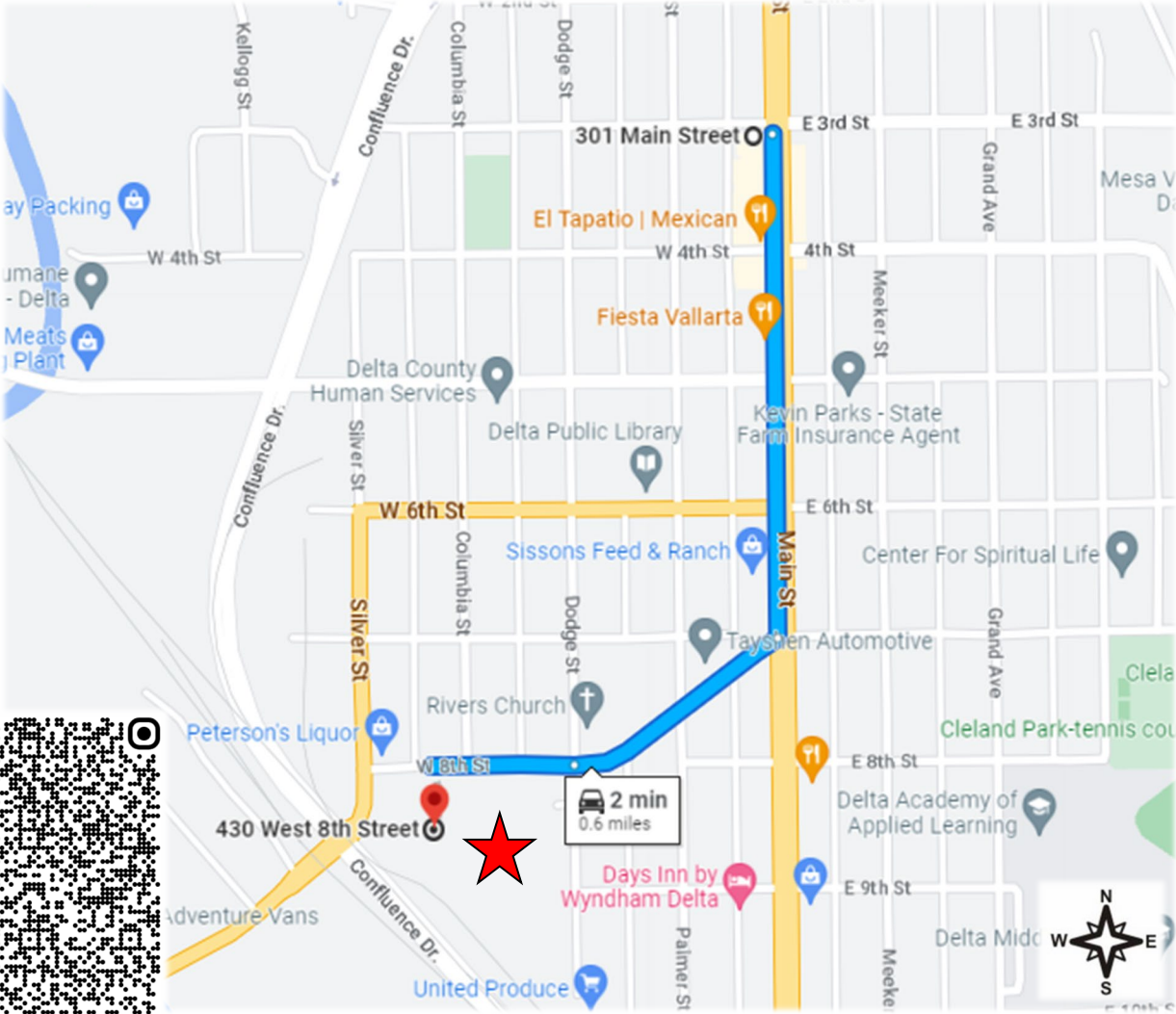
2 min (0.6 mile)

via Main St and Eaton Ave  
Fastest route now due to traffic conditions

**301 Main St**  
Delta, CO 81416

- ↑ Head south on Main St toward W 4th St  
0.4 mi
- ➡ Turn right onto Eaton Ave  
0.2 mi
- ↑ Continue onto W 8th St  
Destination will be on the left  
0.1 mi

**430 W 8th St**  
Delta, CO 81416



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

 **Subject Property**

Photo from Google Maps



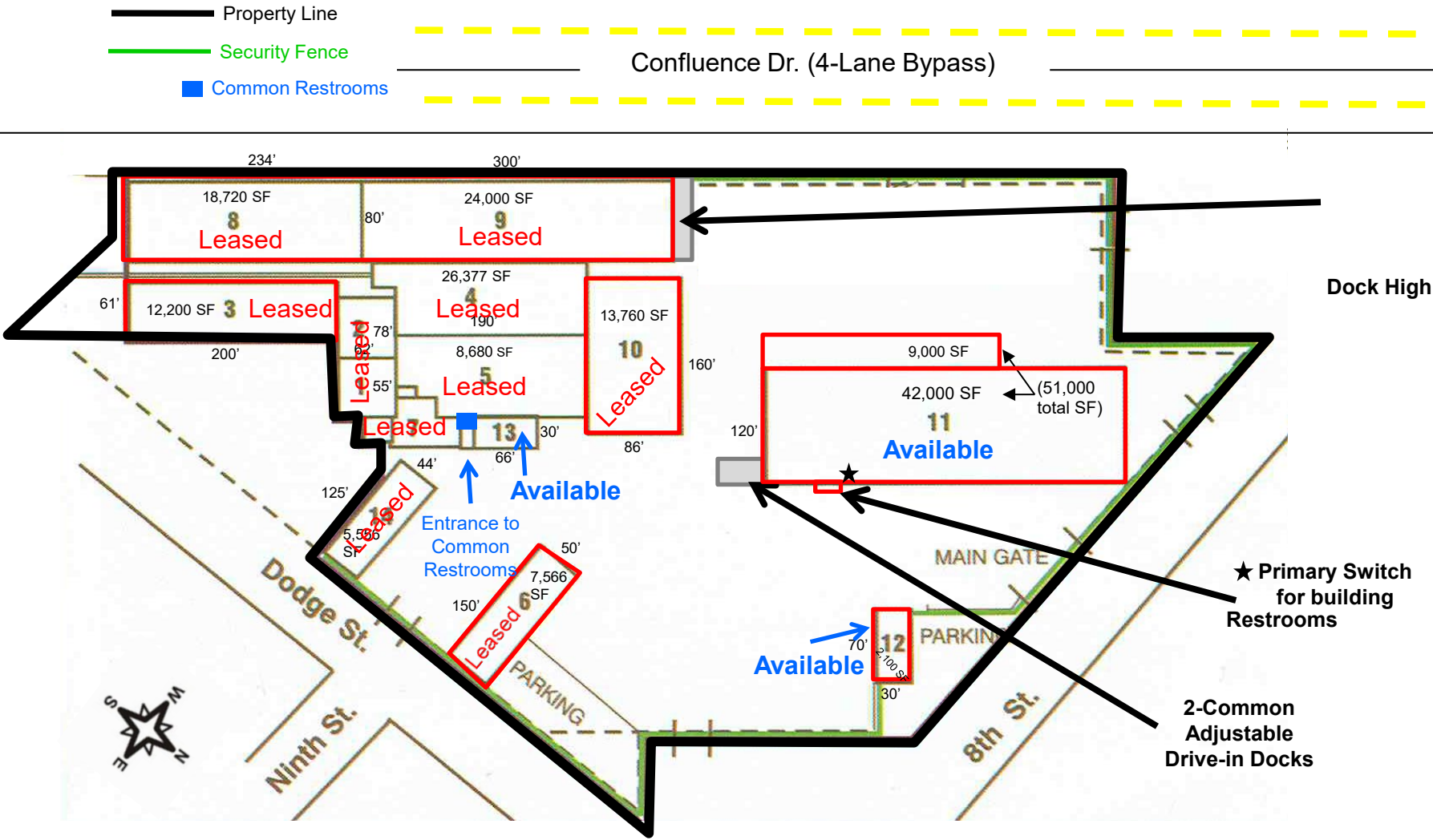
Contact John Renfrow / Renfrow Realty  
(970) 874-1500 / (970) 249-5001  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified





# Property Layout



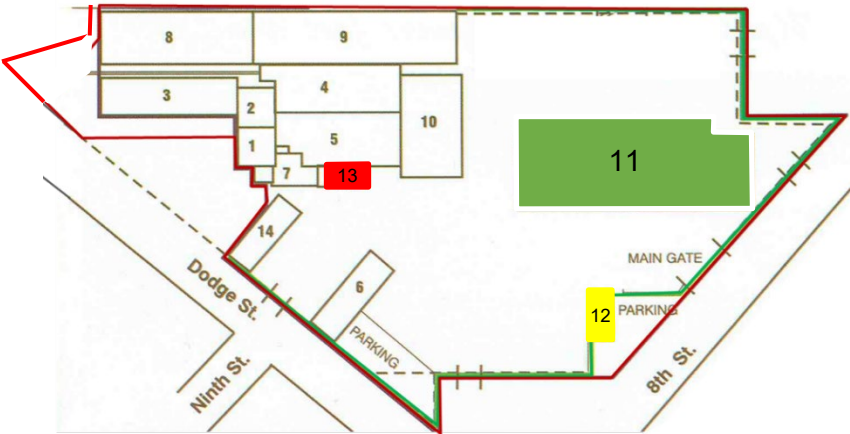
**NOTE: Building 1, 4, 5, 6, 7 & 14 could be available, if requested  
Owner is currently using those spaces, but can vacate, if needed.**

Contact John Renfrow / Renfrow Realty  
(970) 874-1500 / (970) 249-5001  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified

Building Specifics

Building Number(s)	Building construction type	Siding Type	Floor type	Roof type	Building Type	Sq. Ft.	Comments
11	Steel	Steel/Metal	Concrete	Steel & Metal	Manufact. & W.H.	51,000	Heated, Fire Sprinklers
							42,000 sq.ft., 24' Ceilings, 9,000 sq.ft climate controlled storage on west side of building
12 (office)	Block	Block	Wood joists, plywood & carpet	Wood & Metal	Office	2,100	Remodel in 2004
13	Steel	Steel/Metal	Concrete	Steel & Metal	Warehouse	2,295	HVAC



## Building 11

- 51,000 sq.ft.
- Insulated
- Natural gas heaters
- Dual compressors
- Compressed air system
- 3- 16' overhead doors
- 24' domed ceiling
- 2 restrooms
- 1 Large office
- Nicely remodeled
- Natural gas hot water heat
- Refrigerated air
- 1 gas meter
- Fire sprinklers
- 2- common adjustable drive-in docks
- Power (shared meter with building 12)
  - 3-phase
  - 480volts
  - 400-amp

## Building 12 Office

- 2,100 sq.ft.
- Office building
- Three private offices
- Large work area
- Reception area
- 3 restrooms
  - 1-  $\frac{3}{4}$  bath with shower
  - 2 ADA compliant restrooms
- Break area
- 400 Line phone system
- 1 gas meter
- Power (shared meter with building 11)

## Building 13

- 2,250 sq.ft.
- Power
  - 208/120v 400 amp 3-phase
  - 480/277v 400 amp 3-phase
- 2- Sets of double doors
- 14' ceiling
- HVAC climate-controlled
- Floor Drain for three-bay sink or dishwasher
- Floor Drain
- Water in unit



# Photographs

## Building 11

~51,000 sq.ft.

MLS# 801343, 801344,  
801345, & 822767



25'4" Ceilings



2- Common Adjustable Drive-in Docks



Air Compression System



Fire Sprinkler System





# Photographs

## Building 12

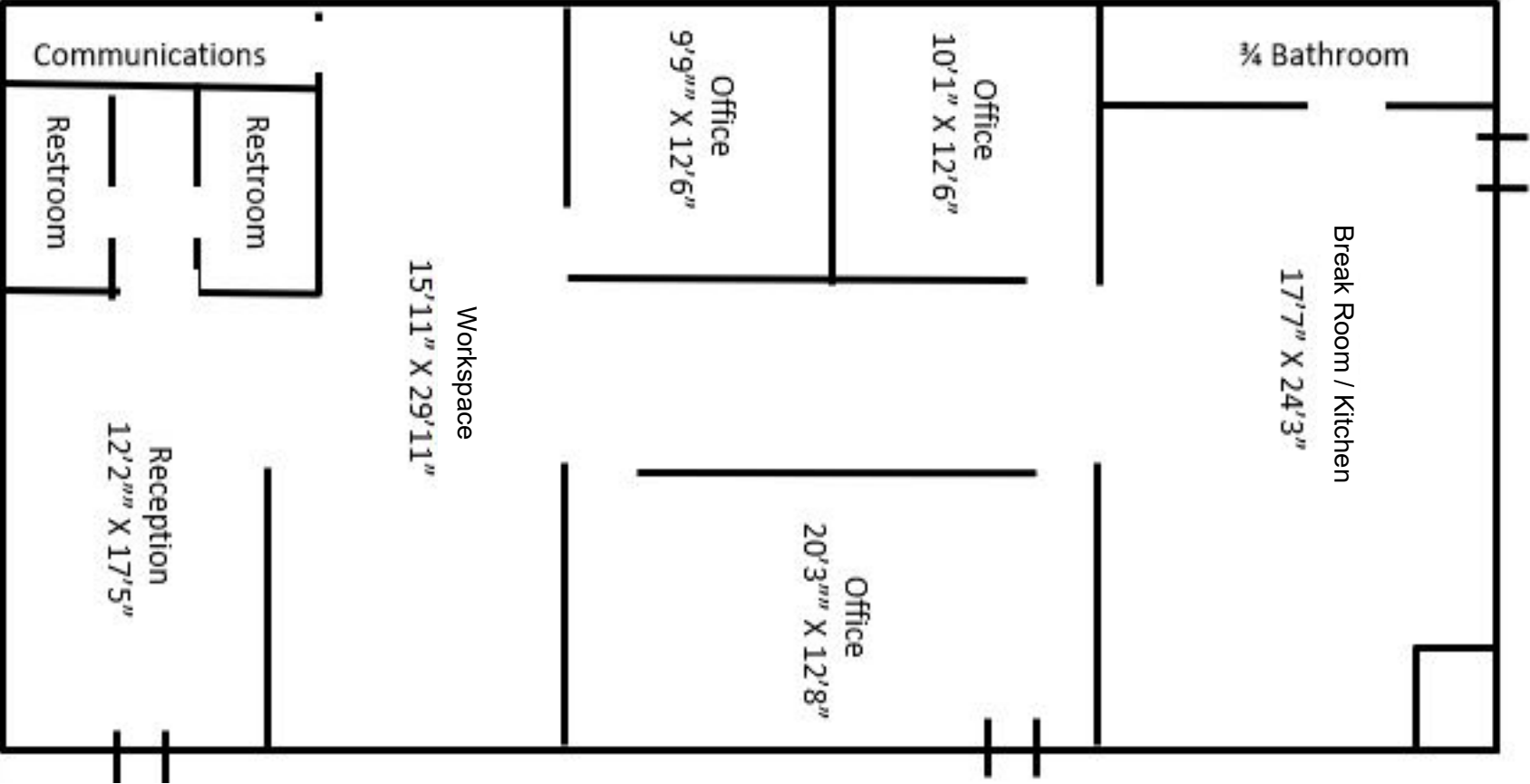
~2,100 sq.ft.

MLS# 801343, 801344,  
801345, & 822767



# Photographs

## Building 12



## Building 12

### West 8<sup>th</sup> Street



Contact John Renfrow / Renfrow Realty  
(970) 874-1500 / (970) 249-5001  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)





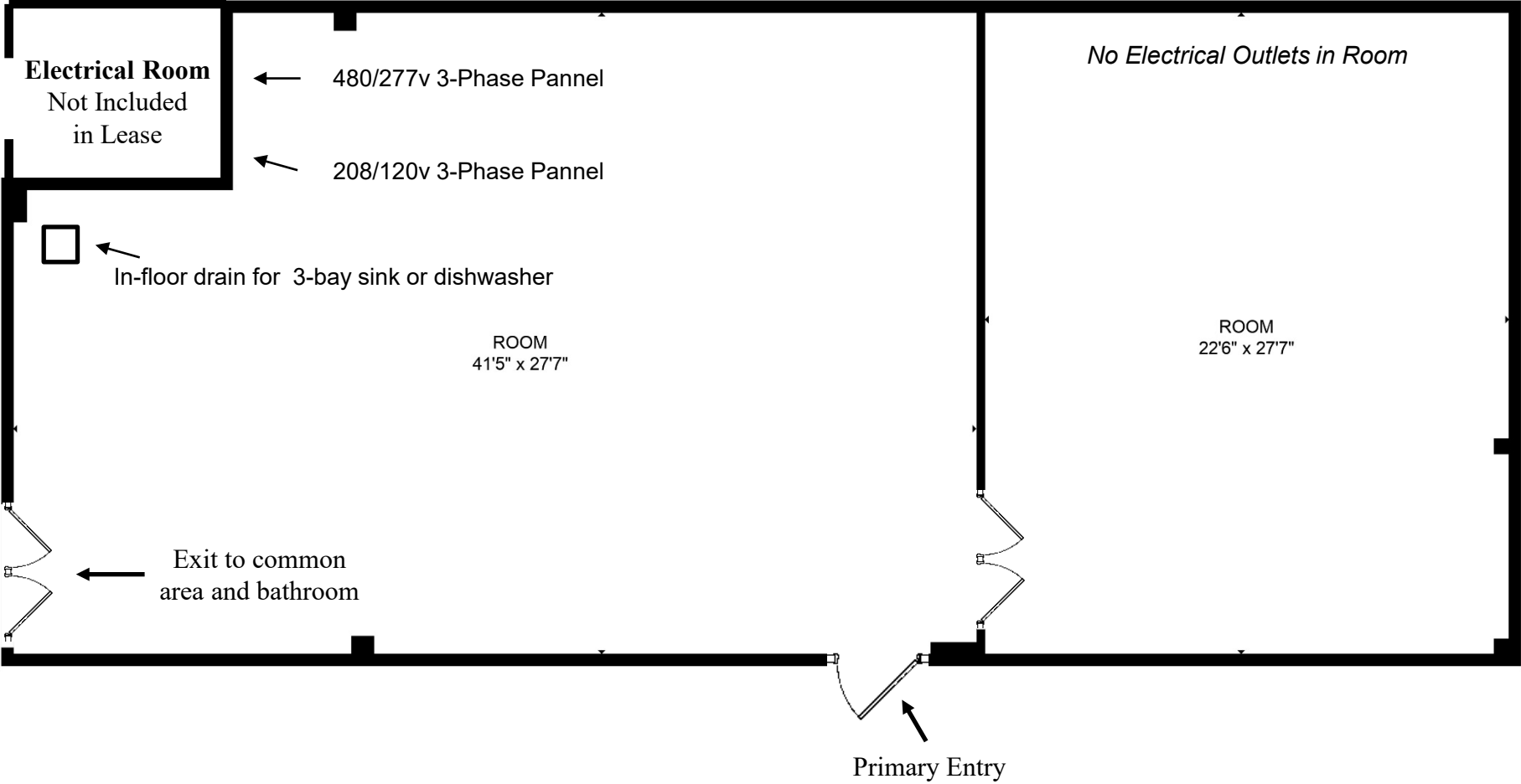
# Photographs

## Building 13

~2,250 sq ft



# Floorplan Building 13



# Property General Information

## LEASE TERMS AND CONDITIONS

- Security deposit equal to one month's rent
- First month's rent due prior to occupancy
- Minimum 1-year lease
- Adjusted Gross Leases
  - Tenant will pay:
    - All utilities (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.
- Possession – Upon signing lease and submitting security deposit, first month's rent, proof of insurance and transfer of utilities.

## UTILITIES

- Electric/Water/Sewer/Trash: City of Delta Utilities (970) 874-7908
- Natural Gas: Black Hills Energy (800) 563-0012
- Internet/Phone: Clearnetworx (970) 240-6600  
CenturyLink (800) 244-1111

## BUILDING SPECIFICS –

**Building # 11:** 3-phase, 480v, 400-amp electrical service (300 KVA transformer) and is fully insulated & 3-16' O.H. Doors, two bathrooms, 24' ceiling, Loading dock.

Tenant in unit 11 will need 30 days to vacate

**Building # 12:** Three offices, Employee break room, reception area with customer bathrooms. Dedicated Communications room for the property.

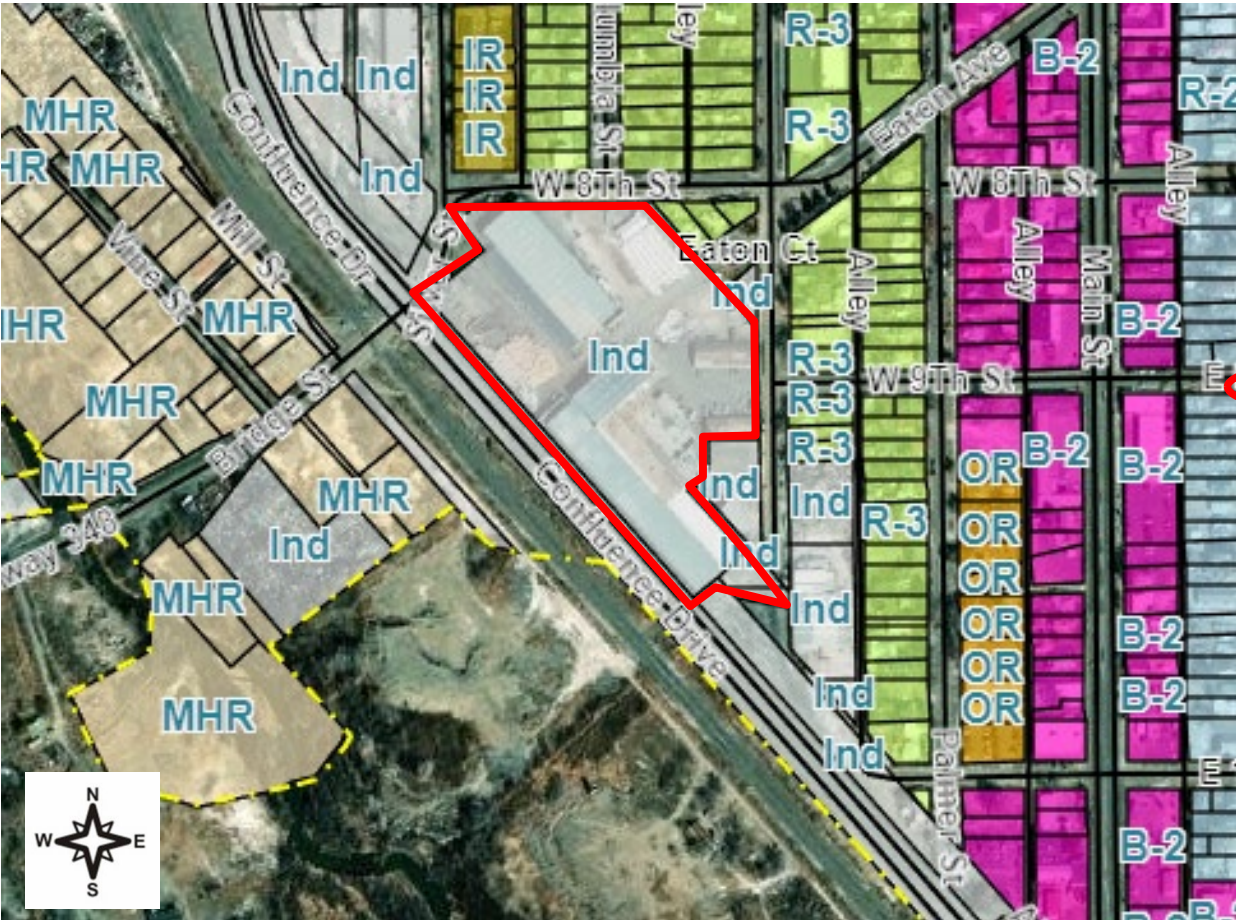
**Building # 13:** Open workspace, maintenance or storage space. Floor Drain, Work station drop-down power, from ceiling.

**Ceiling Clearances:** ~24' for building 11, Building 12 is and office building ~8', ~ for Building 13.

**Fenced Yard:** Entire perimeter fenced with 6' chain link fence and security wire above



# 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

- Subject property is zoned "I" Industrial
- Zoning regulations for "I" are on the following page
- Please contact City of Delta for more information at (970) 874-7903

Photo from Delta County GIS



Contact John Renfrow / Renfrow Realty  
(970) 874-1500 / (970) 249-5001  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)





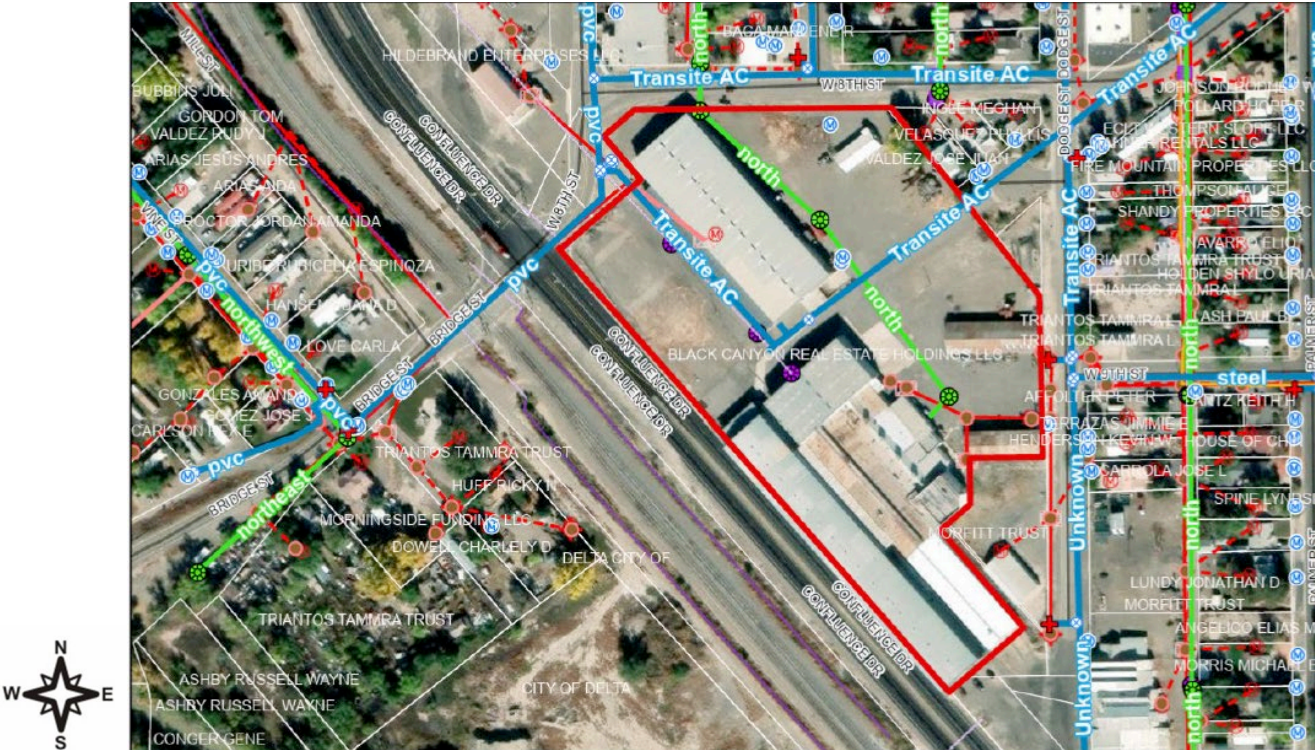


Photo from Delta County

9/16/2025

- |                |                     |              |              |                              |
|----------------|---------------------|--------------|--------------|------------------------------|
| Hydrants       | Sewerlines          | Poles        | URD 3 Phase  | Roads                        |
| Water Meters   | Catch Basins        | Power Meters | URD Service  | Parcels                      |
| Water Valves   | Stormwater ManHoles | Powerlines   | Streetlights | World Imagery                |
| Waterline      | Fiber lines         | OH 3 Phase   | Transformers | Low Resolution 15m Imagery   |
| Sewer Manholes |                     | OH Service   |              | High Resolution 60cm Imagery |

Subject Property



Contact John Renfrow / Renfrow Realty  
(970) 874-1500 / (970) 249-5001  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified



# Zoning Breakdown\* - I District

- A. INTENT:** The purpose of the I District is to accommodate manufacturing, commercial, and most industrial uses which need adequate space, light, and air, and whose operations are quiet and clean provided that they do not create a nuisance to other property by reasons of dust, odor, noise, light, smoke, vibrations or other adverse effects which cannot be effectively confined on the premises. This promotes the creations and maintenance of an environment which will serve the mutual interests of the community as a whole, of any adjacent residential areas and of the occupants of the industrial area.
- B. USES BY RIGHT:**
- 1. Uses which meet the intent of Subsection (A) and the performance standards of Subsection (C) of this Section, not including residential uses, are uses by right. Typical examples of such manufacturing and nonmanufacturing uses include warehouses, wholesalers, and manufacturing contained within buildings and accessory retail sales.
  - 2. Industrial uses, including those with accessory retail sales operations such as:
    - a. Manufacturing of any product.
    - b. Wholesaling of any product.
    - c. Warehousing and storage. (Excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions)
    - d. Bulk storage.
    - e. Processing of any manufactured product.
    - f. General service and repair of automobiles, trucks, farm implements and construction equipment.
    - g. Parking lots.
    - h. Fabrication of any product.
    - i. Agricultural products processing.
    - j. Offices.
    - k. Freight hauling facilities.
    - l. Sawmills or planing mills.
    - m. Aboveground fuel storage facilities for hazardous fuels.
    - n. Parks and open spaces.
    - o. Government buildings and facilities.
    - p. Public utility service facilities.
    - q. Electronic and telecommunications antennas, receivers and transmitters.
    - r. Accessory uses.
    - s. Sexually oriented business complying with the provisions of Chapter 8.32.
    - t. Greenhouses.
    - u. Medical marijuana testing facilities.
- C. CONDITIONAL USES:**
- 1. Any commercial or industrial use other than the uses by right which comply with the performance standards of Subsection D and are consistent with the intent of Subsection A above.
  - 2. Automobile wrecking and savage yards.
  - 3. Junk yards.
  - 4. Animal sales yards.
  - 5. Mineral extraction and processing.

\* Taken from City of Delta Zoning Regulations 2021

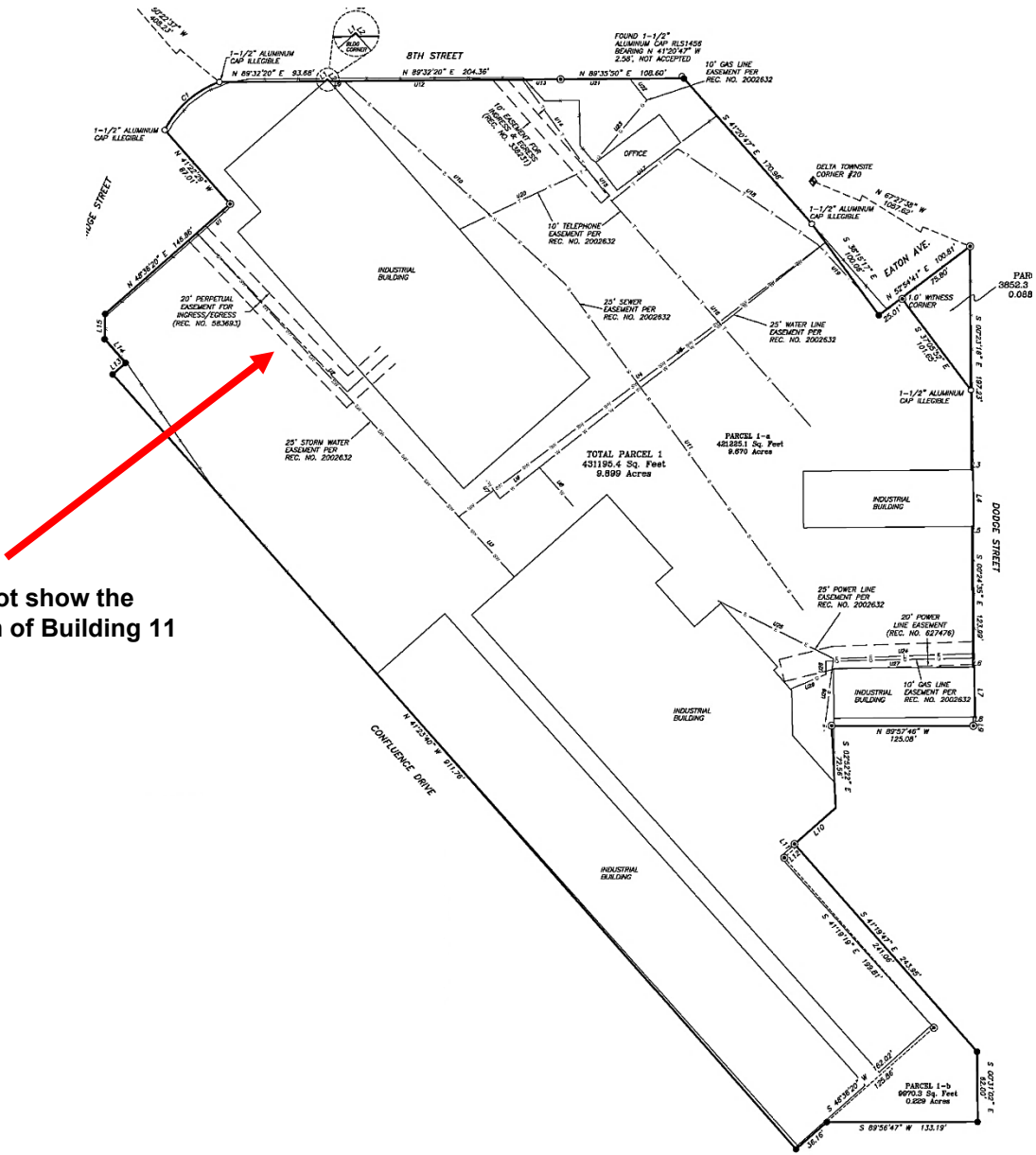
- 6. Trash disposal and recycling facilities.
- 7. Quarries and gravel operations.
- 8. Storage of non-fuel hazardous materials including explosives.
- 9. Medical marijuana cultivation
- 10. Medical marijuana products manufacturing.
- 11. Medical marijuana research and development.
- 12. Medical marijuana sales.

**D. PERFORMANCE STANDARDS:**

- 1. No use shall be established, maintained or conducted in any I District that will result in any public or private nuisance.
- 2. No industrial structure shall be constructed within one hundred feet (100') of any existing Residential District, unless effectively buffered by landscaping, berms, fencing, or screening.
- 3. No use shall be established in the I District which results in an unreasonable hazard to the community or creates a public or private nuisance.
- 4. No noise, dirt, smoke, or odor shall be observable off of the premises.
- 5. Automobile wrecking and salvage yards and junk yards shall have screening.
- 6. Additionally, all outdoor storage may require screening to prevent industrial blight.
- 7. With regard to storage of explosives, chemicals and other allowed hazardous materials (excepting stored fuels), the following additional performance standards shall apply:
  - a. No materials shall be allowed other than those that are identified, classified and regulated by a State or Federal Agency.
  - b. No materials shall be allowed where a regulatory agency is found to lack significant and regular oversight adequate to ensure compliance with respective regulations.
  - c. No materials shall be allowed without adequate separation from existing and/or potential future habitable sites or structures.
  - d. In all cases, conditional use approvals shall be limited to the specified owner and the specific location, type and operation of all facilities approved for the conditional use. Any change in ownership, location of or specified type or operation of facilities will constitute revocation of the conditional use.
- 8. Greenhouses.
  - a. No noise, dirt, smoke, or odor shall be observable from Greenhouses.
  - b. All lighting fixtures shall be shielded so that the light source is not directly visible off the premises.
- 9. Medical marijuana facilities must be licensed through the State of Colorado and the City of Delta and shall comply with the following additional standards:
  - a. No noise, dirt or smoke shall be observable off of the premises.
  - b. No owner of real property or person in charge thereof shall allow, permit or cause the odor of marijuana to emanate from that premises to any other property.
  - c. All outdoor lighting fixtures shall be shielded so that the light source is not directly visible off the premises.
  - d. No medical marijuana facility shall be located within one hundred feet (100') of any dwelling unit, except dwelling units located within the A-1 District on the same property.
  - e. Must be fully enclosed by a building or structure including a roof.
- 10. Medical marijuana research and development that does not require a license shall be subject to the same performance standards set forth above in Sections 9(a) through (e)



Plat



Survey does not show the  
9,000 sf expansion of Building 11



WILMORE & COMPANY  
PROFESSIONAL LAND SURVEYING, INC.  
(970) 527-4200

May 20, 2019



Contact John Renfrow / Renfrow Realty  
(970) 874-1500 / (970) 249-5001  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

Information deemed reliable, but not guaranteed and should be verified



# Recap

MLS#	Bldg #	Bldg. Sq.Ft. (MOL)	\$/Month Adj. Gross	\$/Year	Yearly \$/Sq.Ft.
801343	11	51,000	\$9,500	\$114,000	\$2.24
801344	12	2,100	\$2,000	\$24,000	\$11.43
801345	11 & 12	53,100	\$10,000	\$120,000	\$2.26
801342	13	2,250	\$1,900	\$22,800	\$10.13

- Large warehouse spaces and one office space on bypass
- Lease individual buildings or option to lease multiple buildings, with the right terms
- Prime industrial/commercial location with easy access
- Zoned “I” Industrial in the City of Delta
- Close to downtown

Starting at  
\$2.24/sq.ft.  
Adjusted Gross

Contact John Renfrow at (970) 874-1500



Contact John Renfrow / Renfrow Realty  
(970) 874-1500 / (970) 249-5001  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

