

MLS# 642557, 642601, 642661,
642603, 642604, 642675

2520 N River Rd / TBD HWY 50

Olathe, Colorado



Commercial Property Information

John Renfrow * Jim Renfrow

Renfrow Realty



Rev D

Created by John Renfrow / Jim Renfrow

970-874-1500 / 970-249-5001

800-249-5001 or on Web at: www.RenfrowRealty.com

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

Executive Summary

Large Industrial Facility



2520 N River Rd
OLATHE, Colorado

MLS# 642557, 642601, 642661

\$1,500,000



Many Possibilities!

77,792sq.ft. +/- industrial warehouse facility on 41.6 acres MOL. ¼ mile MOL Highway 50 frontage. Large concrete/asphalt parking area. Rail spur into property. Centrally located on the western slope. Easy access to Highway 50. Currently zoned General Agriculture in Montrose County. Sale price is a commercial short sale opportunity.

MLS# 642603, 642604, 642675 – Lease warehouse facility on 10 acres for \$12,500/month NNN.

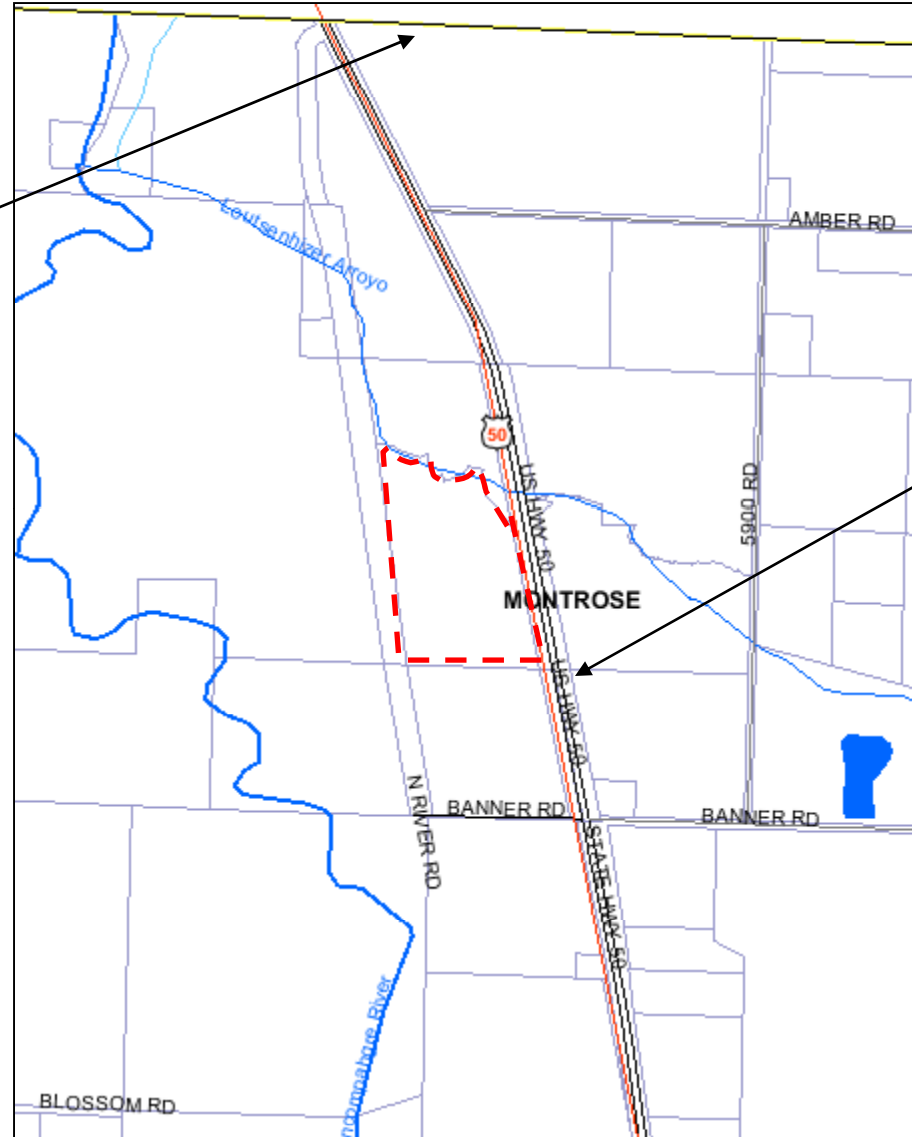
Contact John or Jim Renfrow at (970) 249-5001 or (800) 249-5001



Parcel Map

Montrose/Delta
County Line

Highway
50



..... Subject property



Aerial Photo

— Subject property
— Railroad



Directions to Property

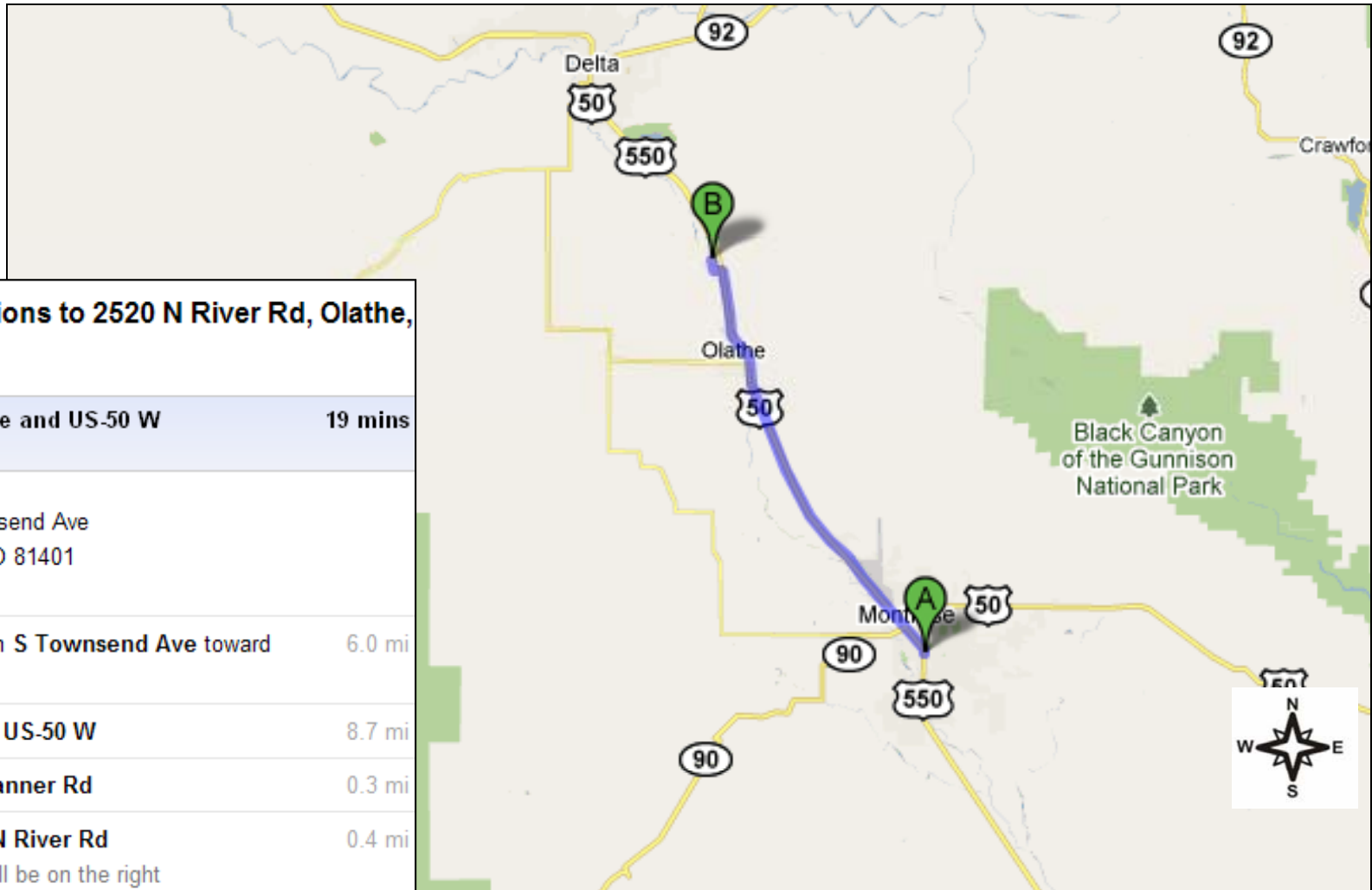
Driving directions to 2520 N River Rd, Olathe, CO 81425

S Townsend Ave and US-50 W	19 mins
15.4 mi	

A 1832 S Townsend Ave
Montrose, CO 81401

1. Head **north** on **S Townsend Ave** toward **Poplar Dr** 6.0 mi
2. Continue onto **US-50 W** 8.7 mi
3. Turn **left** at **Banner Rd** 0.3 mi
4. Turn **right** at **N River Rd** 0.4 mi
Destination will be on the right

B 2520 N River Rd
Olathe, CO 81425



- Starting from Renfrow Realty at 1832 South Townsend Ave., Montrose, CO 81401
- Office number (970) 249-5001



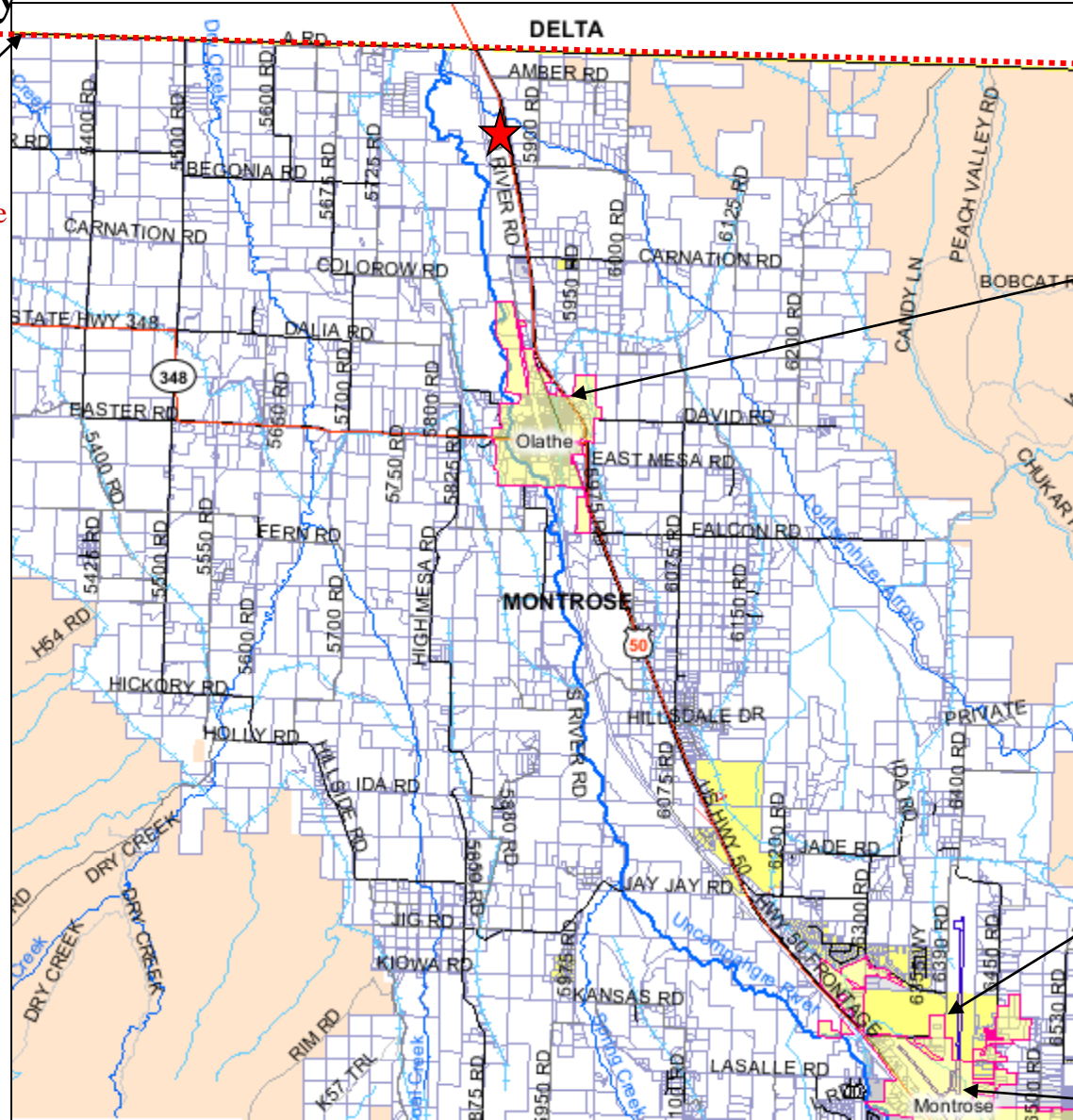
Map of Vicinity

Montrose/Delta County line

Town of Olathe

Montrose
Regional Airport

City of Montrose



Rev D

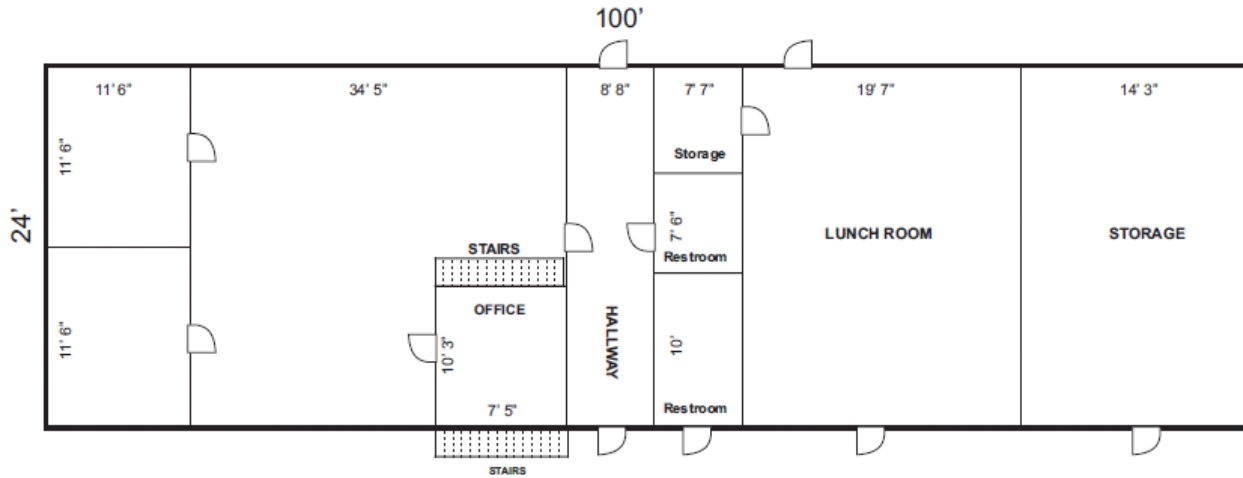
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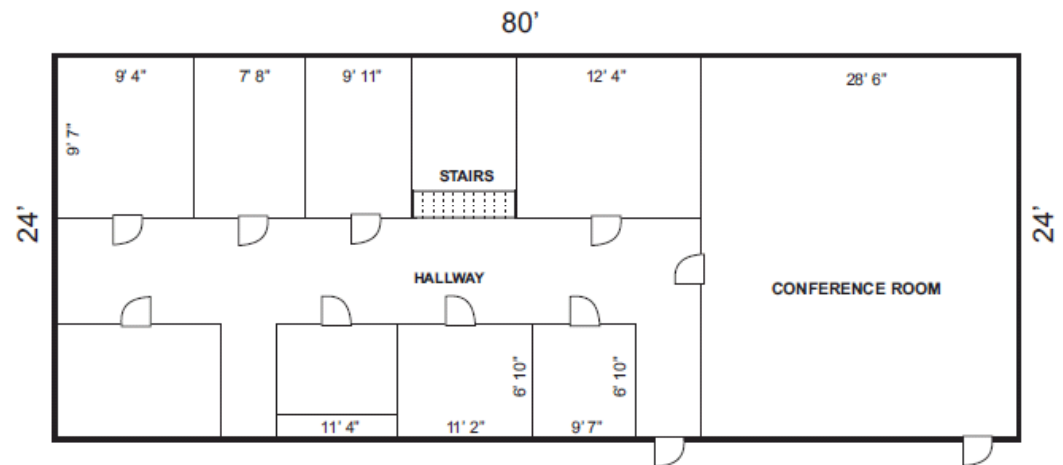
 Subject property

Layout Offices

Main Floor Offices 2400 sq.ft.



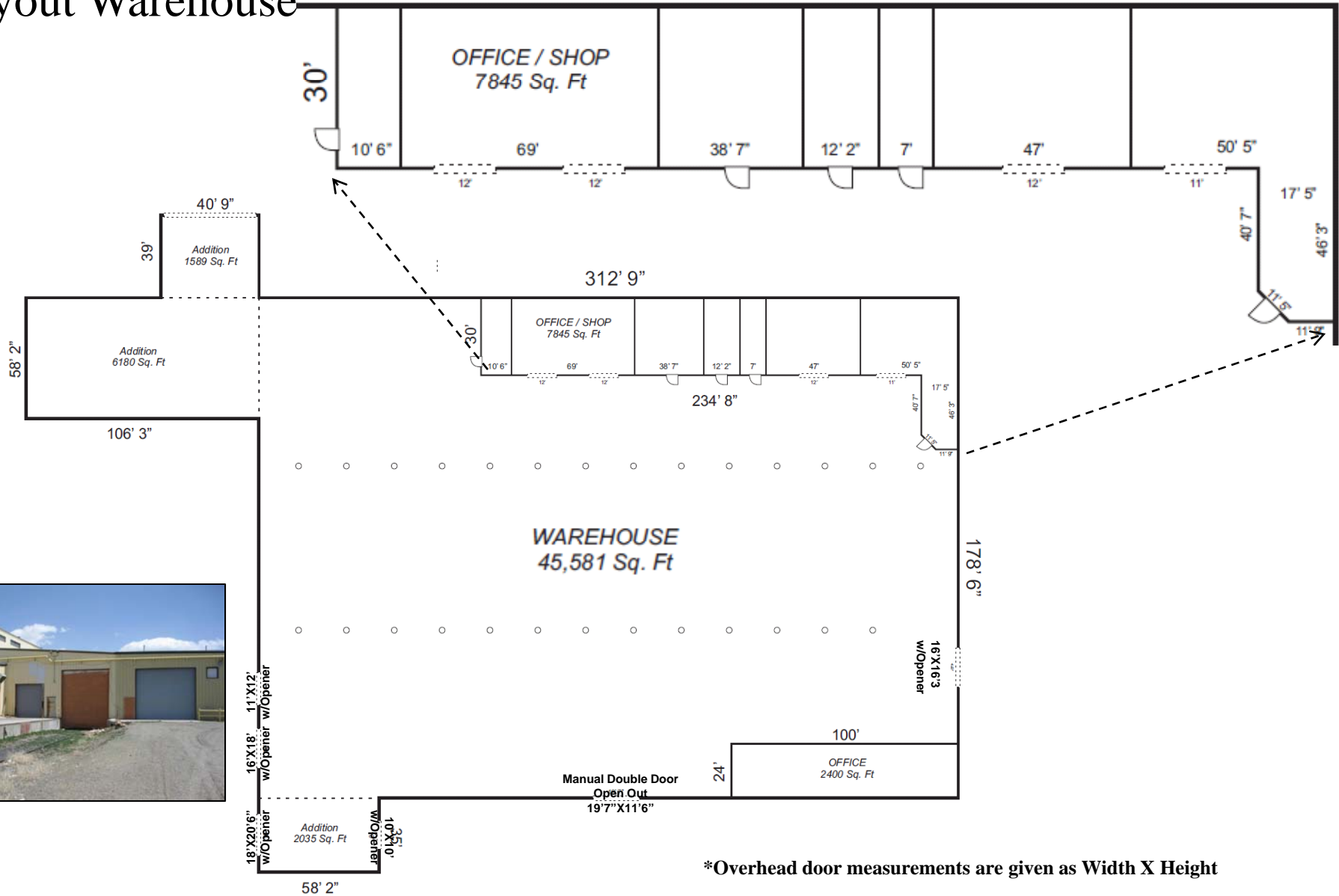
2nd Floor Offices 1920 sq.ft.



Photos – Office Space



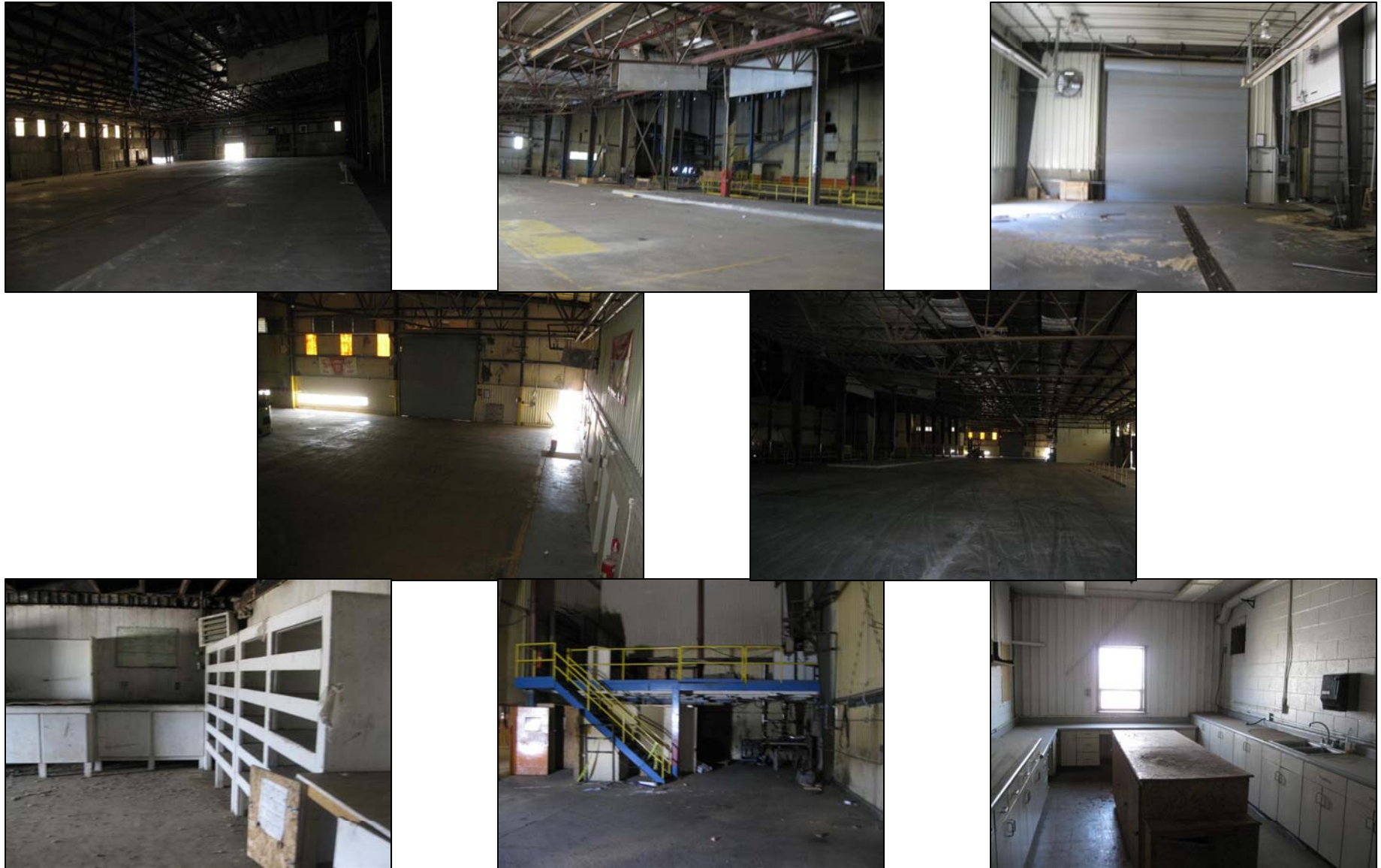
Layout Warehouse



*Overhead door measurements are given as Width X Height



Photos – Warehouse Space



Photos – Exterior



Montrose County Assessor Property Account Detail*

Account Detail

Account: R0651968

Owner Information

Owner Name DELTA-OLATHE INDUSTRIAL PARK LLC

Owner Address 5690 WEBSTER ST
ARVADA, CO 80002-2541

2010 Tax Information

*2006 \$29,209.48

*Estimated

Legal Description

Version End MAX

Parcel Number 3495-282-00-013

Tax Area Id - 015020

Situs Address 2520 N RIVER RD

City OLATHE

Legal Summary S: 28 T: 51 R: 10 TRT LOC IN SEC 28-51-10 DES BY
M/B IN DEED 780352 (07)

2010 Assessment Information

Tax Area: 015020 Mill Levy: 50.703

Actual (2010) \$1,986,510

Assessed \$576,090

Type	Actual	Assessed	Acres	SQFT
Improvements	\$1,675,540	\$485,910		77792.
Land	\$310,970	\$90,180	42.598	

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



Montrose County Assessor Property Account Detail*

Assessment History				
Type	2010	2009	2008	2007
Land	\$310,970	\$310,970	\$290,000	\$290,000
Land Assessed	\$90,180	\$90,180	\$84,100	\$84,100
Improvements	\$1,675,540	\$1,675,540	\$1,516,000	\$1,516,000
Improvements Assessed	\$485,910	\$485,910	\$439,640	\$439,640
Total Actual Value	\$1,986,510	\$1,986,510	\$1,806,000	\$1,806,000
Total Assessed Value	\$576,090	\$576,090	\$523,740	\$523,740

Tax History			
Tax Year	Type	Effective Date	Amount
2009	Tax Charge	01/04/2010	\$29,209.48
2008	Tax Charge	01/02/2009	\$26,939.08
2007	Tax Charge	01/01/2008	\$27,112.96
2006	Tax Charge	01/01/2007	\$27,762.04
2005	Tax Charge	01/01/2006	\$27,995.80

Property Characteristics	
BUILDING	
Abstract Code	MANUFCTRNG/PROCESNG-IMPS
Neighborhood	NORTH COUNTY
Building Type	WAREHSE S AVG 40
Architecture Style	INDUST/MANUF BLDG
Quality	AVERAGE
Condition	AVERAGE
Room Height	IND WHS HT = 30 FT
Roof Cover	CORG METAL
Roof Structure	IRREGULAR
Heating Fuel	NATURAL GAS
Heating Type	SUSPENDED SPACE HEATERS
Air Condition	ROOF/WALL EVAPORATIVE COOLER
Frame	STEEL FRAMING
Foundation	CONCRETE SLAB
Units	1
Stories	1
Perimeter	WARE/IND P=1400 A=70000
Actual Year Built	1985
Depreciation	40YR-1985
Exterior Wall 1 Type	METAL
Interior Wall 1 Type	DRYWALL
Percent	100.0
Floor Cover 1 Type	CONCRETE FINISH
Percent	100.0
Spec Condition Code	ECONOMIC OBSOLESCENCE
Spec Code	Percent50
Total Area	
Heated rea	77792
SubAreas	AOF - Office Average6,356
BAS - Base Area	71,436
CPT - Carport	1,480
DGR - Detached Garage	888
MEZ - Mezzanine	2,757

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



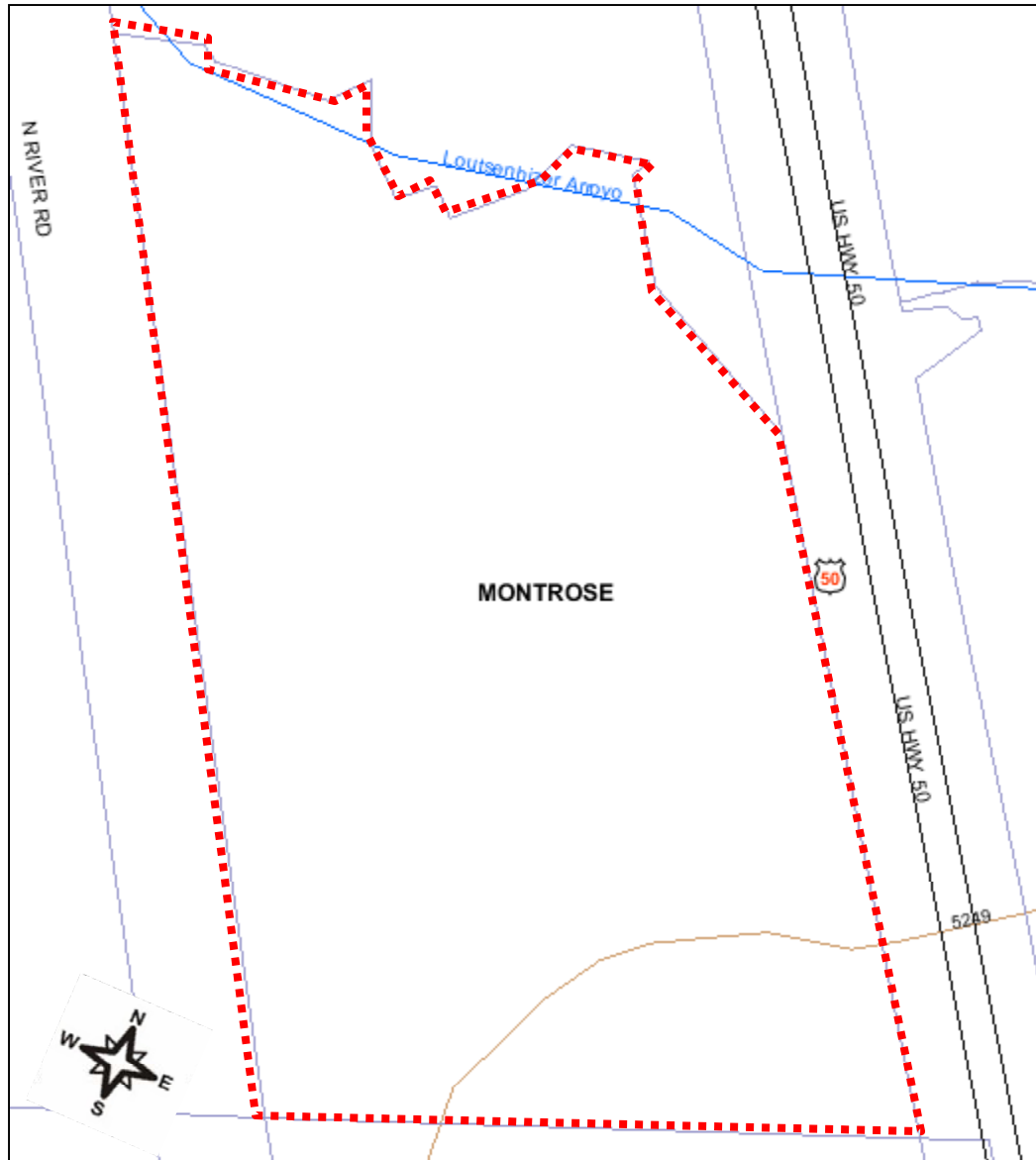
Montrose County Assessor Property Account Detail*

Property Characteristics Cont'd			
LAND		CONCRETE PARKING LOTS	
Abstract CodeMANUFCTNG/PROCESNG- LAND	NeighborhoodNORTH COUNTY	Abstract CodeMANUFCTRNG/PROCESNG- IMPS	NeighborhoodNORTH COUNTY
Land CodeHWY 50 (N COUNTY LINE)	Zoning	XFOB CodeCONCRETE PARKING	Actual Year Built1985
Total Area		Effective Year Built1997	Depreciation 2020YR-1997
Acres42.598	Square	Total AreaActual Area20429.0000	
ASPHALT PARKING LOTS		Abstract CodeMANUFCTRNG/PROCESNG- IMPS	NeighborhoodNORTH COUNTY
Abstract CodeMANUFCTRNG/PROCESNG- IMPS	NeighborhoodNORTH COUNTY	XFOB CodeCONCRETE PARKING	Actual Year Built1985
XFOB CodeASPHALT PARKING	Actual Year Built1985	Effective Year Built1991	Depreciation 2020YR-1991
Effective Year Built1990	Depreciation 2020YR-1990	Total AreaActual Area3549.0000	
Total AreaActual Area35837.0000			
Abstract CodeMANUFCTRNG/PROCESNG- IMPS	NeighborhoodNORTH COUNTY		
XFOB CodeASPHALT PARKING	Actual Year Built1985		
Effective Year Built1995	Depreciation 2020YR-1995		
Total AreaActual Area108200.0000			

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



Property Map



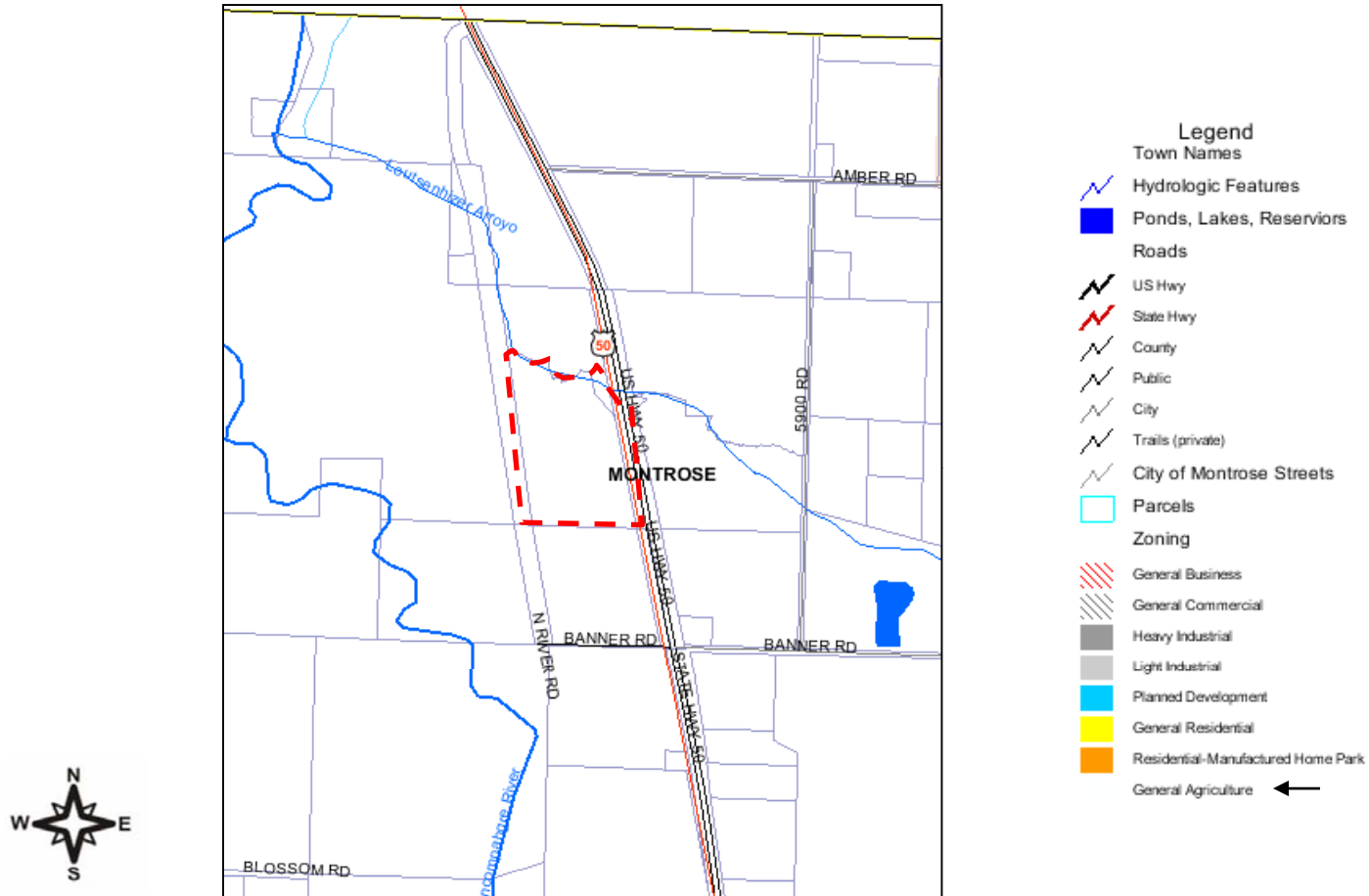
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--- Subject property

Montrose County Zoning Map



- - • Subject property is zoned General Agriculture in Montrose County
- Zoning regulations for General Agriculture on the following pages
- Property has been utilized with a Special Use Permit in the past
- Contact County of Montrose for more information at (970) 252-4550

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Zoning Breakdown* - "A" General Agricultural District

A. GENERAL AGRICULTURAL DISTRICT "A":

1. Purpose: Agriculture is considered to be a highly valued resource in Montrose County. The primary intent of this district is to provide for the conduct of agriculture related to ranching, farming, and forestry production; and maintaining and promoting agriculture as an essential and economic factor in the County.
2. Uses-By-Right:
 - a. Agricultural and agribusiness uses, operations, and related activities, including but not limited to:
 - (1) Elevators and feed grain storage and mixing operations.
 - (2) Storage and sale of motorized and non-motorized farm and ranching equipment and structures, other than dwelling units.
 - (3) Animal stables, training, and boarding facilities.
 - (4) Livestock or equipment auction yards and facilities.
 - (5) Truck and sod farms, nursery stock and green houses without retail sales.
 - (6) Dairies (milk and dairy product processing).
 - (7) Poultry hatcheries and production facilities, fish hatcheries, specialty domestic animal production farms, dairy farms, fur farms, bee keeping operations.
 - (8) Feedlots (livestock owned by operator)
 - (9) Custom feedlots (livestock owned by third parties) existing at the time of adoption of Zoning Amendment No. 20-94 (10/13/94) or subsequent expansion of existing operations within existing property boundaries.
 - (10) Farm machinery manufacture and assembly.
 - (11) Timber production and farming, including raising of trees for any purpose.
 - (12) Veterinary clinics, hospitals, small animal kennels, and large animal holding facilities for medical purposes.
 - (13) Wineries without retail sales
 - b. One single family dwelling manufactured for residential use (site built or manufactured home).
 - c. State licensed group home for the aged, developmentally disabled, or mentally ill having not more than eight (8) persons pursuant to 30-28-115 C.R.S., if not located within 750 feet of another such group home. A "Registration of Day-Care, Foster-Care, or Group Home" form shall be filed with the Land Use Office.
 - d. Mining of minerals other than sand and gravel existing at the time of adoption of Zoning Amendment No. 20-94 (10/13/94) or subsequent expansion of existing operations within existing property lines.
 - e. Sand and gravel mining operations with a "permitted acreage" of less than ten (10) acres pursuant to an active division of Minerals and Geology Reclamation Permit

- existing on the date of adoption of Zoning Amendment 33-97 (10/20/97).
- f. Existing sand and gravel mining operations with a "permitted acreage" of ten (10) acres or more pursuant to an active Division of Minerals and Geology Reclamation permit shall adhere to the Mitigation Standards and the Administration & Enforcement Procedures contained in Section XII of these regulations, pursuant to Zoning Amendment 33-97 (10/20/97).
- g. Oil and gas exploration, drilling, and production facilities.
- h. Mineral resource exploration.
- i. Multifamily, residential, office, commercial, industrial, and associated accessory uses existing at the time of adoption of Zoning Amendment No. 20-94 (10/13/94).
- j. Bed & Breakfast or guest lodging facilities operated by the property owner, not to exceed five (5) guests rooms.
- k. State licensed family day-care home for not more than 6 children. A "Registration of Day-Care, Foster-Care, or Group Home" form shall be filed with the Land Use Office.
- l. County certified family foster-care home for not more than 6 children. A "Registration of Day-Care, Foster-Care, or Group Home" form shall be filed with the Land Use Office.
- m. Utility distribution and service lines, transformers, service pedestals, and pump stations.
- n. One recreational vehicle for temporary occupancy on property comprising a minimum 35 acres with an approved ISDS and placed on the property for a period not to exceed 180 days in any one calendar year. A "Registration of Temporary Occupancy" form shall be filed with the ISDS Permit Application.
- o. Ast
- p. Accessory Uses:
 - (1) Ham radio and/or television tower and satellite TV dish.
 - (2) Additional living quarters for farm and ranch workers or immediate family members (site built or manufactured home); with payment of the School Fee-In-Lieu pursuant to Section 3.27, Montrose County Subdivision Regulations. A "Registration of Accessory Living Quarters" form shall be filed with the Land Use Office.
 - (3) Farm and/or ranch and associated business offices.
 - (4) Garages, parking, and other equipment storage and supply buildings for use in all agricultural and agribusiness uses, operations and related activities.
 - (5) Roadside stands for the seasonal sale of locally grown vegetables, fruits and farm products if accessed via a secondary public road.

* Taken from Montrose County Zoning Resolution Revised Dec. 1, 2003



Zoning Breakdown* - "A" Cont'd.

- (6) Farm and ranch buildings, storage sheds, and silos for storage and protection of farm and ranch products and livestock.
 - (7) Household pets when confined to the premises. astronomical observatory – not open to the public. [Amended 9/25/03]
 - (8) Petroleum, fertilizer and chemical storage for personal use and commercial sale
 - (9) Home occupations and offices associated with home occupations. Montrose County Zoning Resolution 12
 - (10) Storage of equipment, supplies and vehicles related to home occupations.
 - (11) Recreational vehicles owned by the property owner and stored on the property when not in use.
 - (12) One recreational vehicle for temporary occupancy by visiting family or friends placed on the property for a period not to exceed 90 days in any one calendar year.
 - (13) One recreational vehicle for temporary occupancy during construction of a primary residence pursuant to an active building permit when connected to an approved ISDS or community sewer system and placed on the property for a period not to exceed 12 months. A "Registration of Temporary Occupancy" form shall be filed with the Building Permit Application.
 - (14) Agribusiness and/or home occupation sign, pursuant to Section V. A.
 - (15) Yard and garage sales of a temporary and infrequent nature.
3. Special Uses:
- a. Schools, if accessed via a secondary public road.
 - b. Churches, if accessed via a secondary public road.
 - c. Golf courses, if accessed via a secondary public road.
 - d. Utility transmission lines and associated buildings, substations, storage tanks, and pump stations..
 - e. Recreation facilities, if accessed via a secondary public road.
 - f. New custom feedlot operations (livestock owned by third parties).
 - g. Airstrips and heliports.
 - h. Cemeteries and crematoriums.
 - i. Campgrounds and recreational vehicle (RV) parks, if accessed via a secondary public road.
 - j. Custom feed lots (livestock owned by third parties).
 - k. Dude ranches, retreats, and convalescent centers.
 - l. New mineral resource development and extraction operations and facilities. All new sand and gravel mining operations (irrespective of their size) shall adhere to the Mitigation Standards and the Administration & Enforcement Procedures contained in Section V.C. and V. D. of these regulations.
- m. Solid waste disposal site/land fill, incinerator, or processing facility, if accessed via a secondary public road; with an APPROVED Certificate of Designation (CD) pursuant to C.R.S. 30-20-101 et seq. Not including hazardous waste disposal.
- n. Water and sewer treatment and storage facilities.
- o. Indoor/outdoor shooting ranges and courses, if accessed via a secondary public road.
- p. Greenhouses and nurseries with retail sales, if accessed via a secondary public road.
- q. Housed commercial swine feeding operations, when developed and operated pursuant to C.R.S. 25-7-138 and 25-8-501.1.
- r. Vehicular and animal race tracks, if accessed via a secondary public road.
- s. State Licensed day-care centers and Group homes for persons not covered pursuant to C.R.S. 30-28-115.
- t. State licensed large day-care home for not more than 12 children if not located within 750 feet of another such home.
- u. Communication and telecommunication facilities and associated antenna support structure if not located in an aviation restriction area, not to exceed 150 feet in height, with or without occupied studios or offices.
- v. Areas and activities of state interest covered under Title 24, Article 65.1 of Colorado Revised Statutes, as amended (Ref. Appendix 4).
- w. Waste transfer station, if accessed via a secondary public road.
- x. Food processing and packaging, but excluding the killing and dressing of any meat or fowl product.
- y. Wineries with tasting room and/or retail sales, if accessed via a secondary public road.
4. Prohibited Uses:
- a. Commercial uses that do not meet the definition of a Home Occupation.
 - b. Industrial use
5. Development Standards:
- a. Lot Size: There shall be a minimum lot size of a net one (1) contiguous acre or a gross three (3) contiguous acres, as defined in Section 3.1.1, Montrose County Board of Health Resolution.
 - b. Sewer and Water: All uses shall conform to the state and county health and sanitation requirements regarding potable water supply and sewage disposal.
 - c. Setbacks: A front setback of 25 feet from property line, or 55 feet from center line of a public road when the road is not a dedicated right-of-way, shall be required for all buildings and structures. All buildings shall be a minimum of 10 feet from side and rear property lines.
 - d. Signs: All uses shall conform to the sign standards of Section V. A.
 - e. Parking: All uses shall conform to the parking requirements of Section V. B.



Zoning Breakdown* - “A” Cont’d

- f. Density: The maximum density allowed for Additional Living Quarters shall be 1 dwelling unit for each three acre segment as designated on a dimensioned plot plan filed with the Land Use Department.
- g. Buffering: When a special use is located adjacent to a residential zone district or an approved residential subdivision, provide any combination of setbacks, berms, fencing, landscaping, and arrangement of uses on the site that will effectively insulate the adjacent residential uses from the adverse impacts of the special use.
- h. Design Guidelines for Development Which Affects Agricultural Lands: Before issuing a building permit or special use for any land use change adjoining or affecting agricultural lands, assurance must be established that adequate provisions are included which minimize or eliminate impact on agricultural lands, including compliance with the following guidelines: Montrose County Zoning Resolution 14
- (1) Dogs and other pets shall not be permitted to interfere with livestock or the care of livestock on adjoining agricultural lands and suitable and enforceable protective covenants or deed restrictions will be provided therefore.
 - (2) Roads will be located a sufficient distance back from property boundaries so that normal maintenance of such roads, including snow removal, will not damage boundary fences.
 - (3) Fences shall be constructed which separate the development from adjoining agricultural lands or stock drives. Such newly constructed fences and existing fences serving the same purpose shall be maintained and any breaks in such fences shall be at a properly maintained metal or wood gates or cattle guards. A method of notification of the lot owner's duty to maintain such fences shall be provided on subdivision plats.
 - (4) Where irrigation ditches cross or adjoin the land proposed to be developed, adequate provisions shall be made to insure that the use of such ditches, including the maintenance thereof, can continue uninterrupted. Ditch rights of way shall not be interfered with and a maintenance easement of at least twenty-five (25) feet from the edges of the ditch banks shall be preserved. No one shall impede any irrigation system in any way, including but not limited to irrigation water, waste (return or tail) water, structures, ditches, etc.
 - (5) (e) If the land will not be permanently occupied by the land use change applicant, provision shall be made for a person or institution to represent the owner and act on behalf of said owner in case of a ditch washout or similar emergency.
 - (6) New and existing culverts are to be maintained in such a manner so as to

allow continual flow of irrigation water, return water, waste water and on-and-off site run-off.

- (7) Existing historical easements utilized to gain access to ditches, headgates and fences for maintenance or operational purposes shall be preserved or replaced with alternate easements suitable for a continuation of the historic use.

6. Site Plan Review:

- a. Before any building or structure is constructed or erected in this District pursuant to an approved special use, a site plan (including elevation plan, utility plan, drainage plan, sign plan, etc.) shall have been reviewed and approved by the Land Use Department. Such review shall be for the purpose of determining that the proposed development is in compliance with the terms and conditions of the approved special use. Prior to issuance of a certificate of occupancy pursuant to a building permit for the approved special use, the site and building(s) shall be improved and constructed in compliance with the terms and conditions of the approved special use and the applicable development standards of the District.
- b. Any determination made by the Land Use Department may be appealed to the Board of Adjustment pursuant to Section VII.



2520 N River Rd / TBD Hwy 50
Olathe, CO

Preliminary Plat

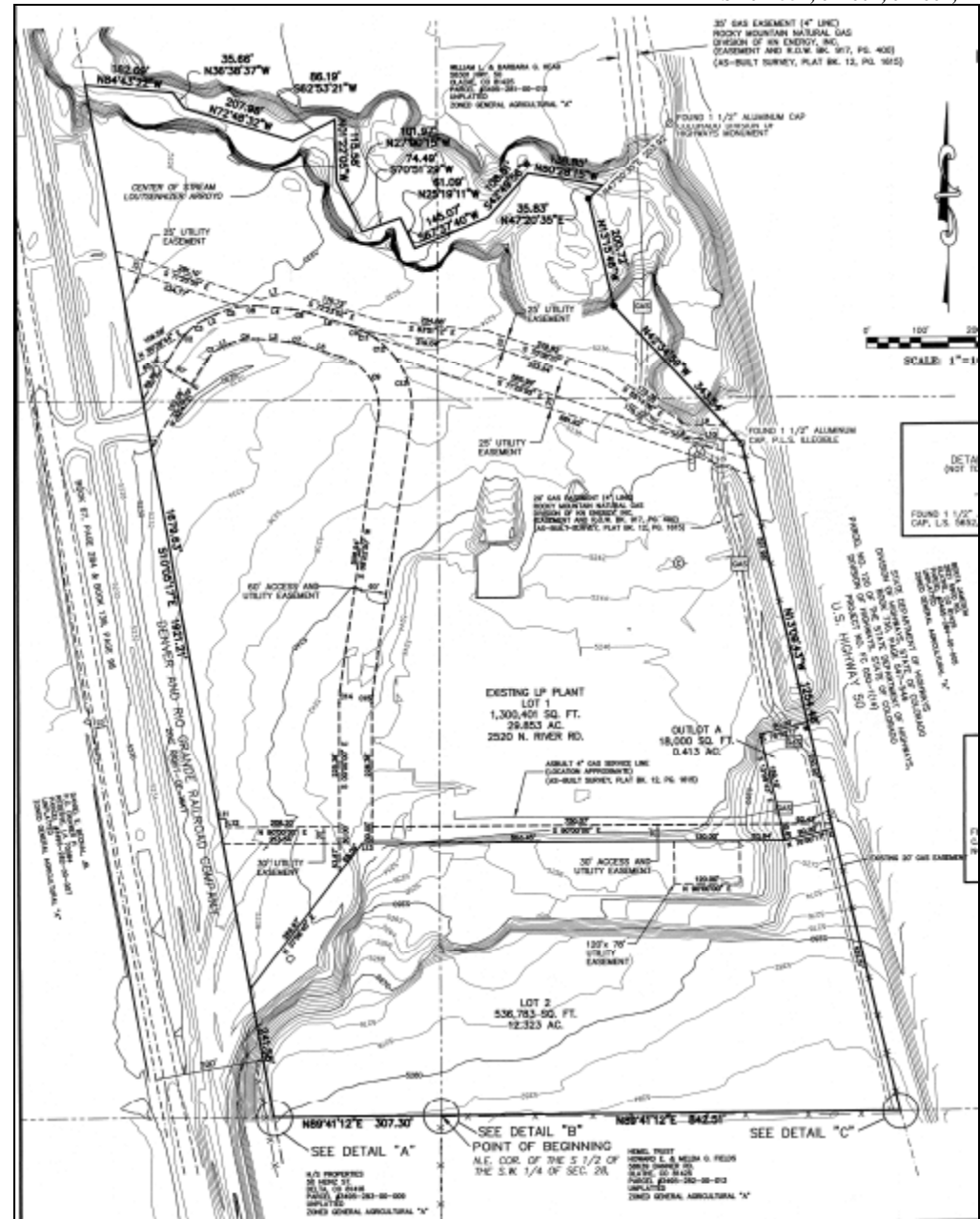
MLS# 642557, 642601, 642661,

DELTA-OLATHE INDUSTRIAL PARK II
LOCATED IN SECTION 28, TOWNSHIP 51 NORTH, RANGE 10 WEST OF THE N.M.P.M.,
COUNTY OF MONTROSE, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 2 OF 2



JēHN

326 MAIN STREET, SUITE 204
DELTA, CO 81416
PH. (970) 874-8599 FAX (970) 874-6118

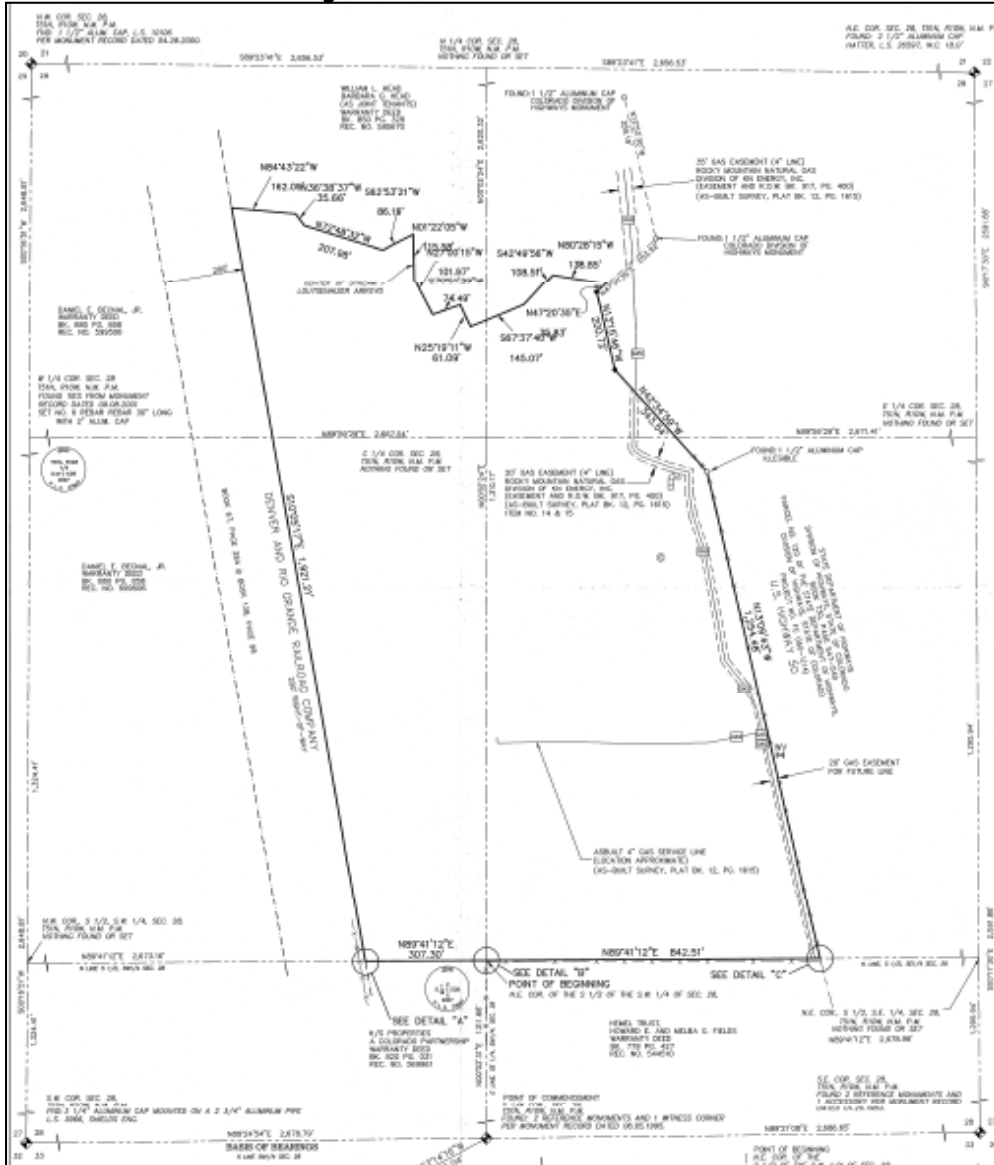


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ALTA Survey



A.L.T.A./ACSM LAND TITLE SURVEY
LOCATED IN SECTION 28, TOWNSHIP 51 NORTH, RANGE 10 WEST OF THE NEW MEXICO P.M.
COUNTY OF MONTROSE, STATE OF COLORADO



JēHN
ENGINEERING Jē

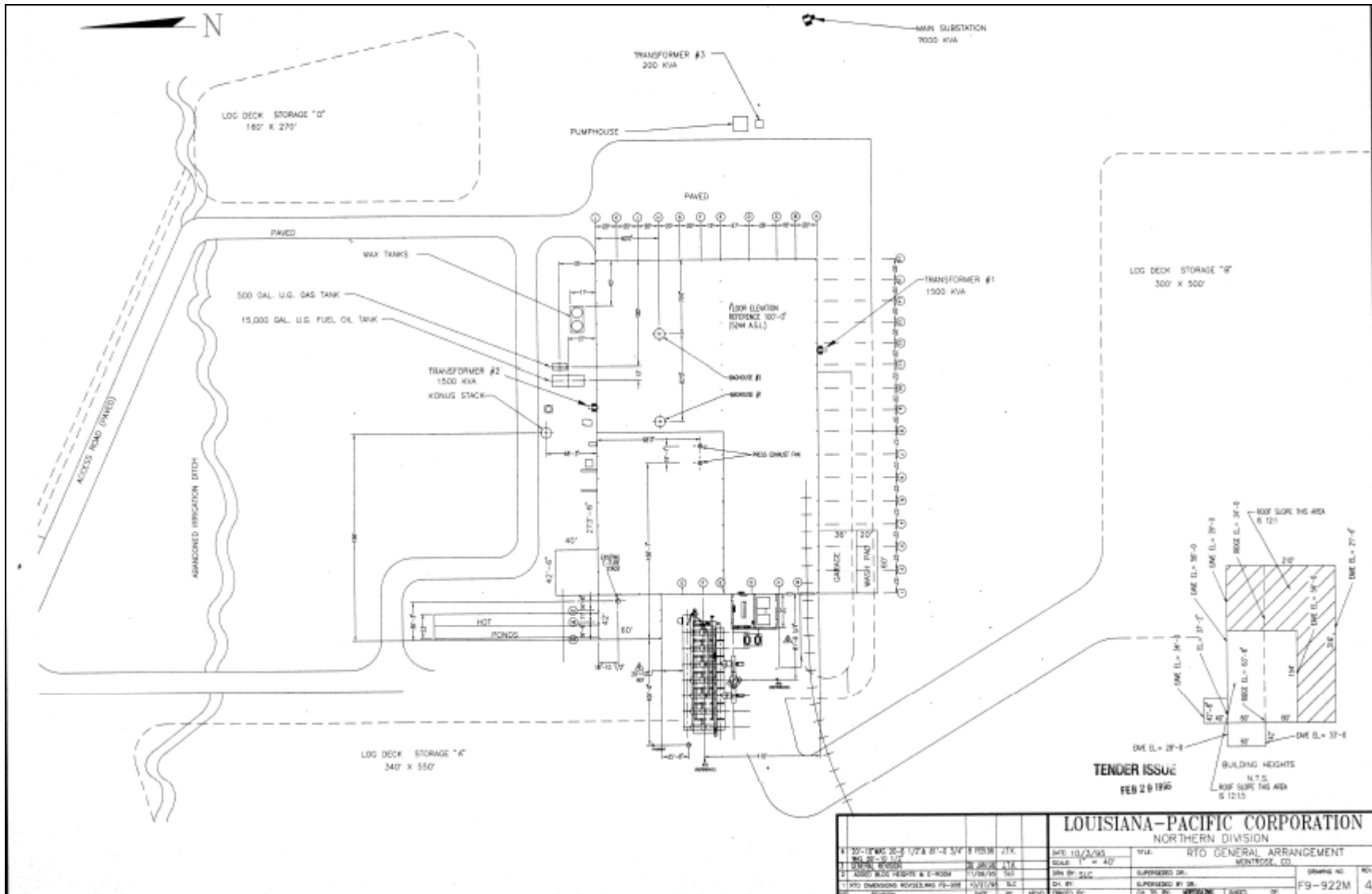
5855 WADSWORTH BYPASS, A-100
ARVADA, CO 80003
PH. (303) 423-6036 FAX (303) 467-9438
WWW.JEHNENGINEERING.COM



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Original Construction Prints



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**Original Construction Prints are available upon request.*


Other Documents Available

Lambert and Associates
CONSULTING GEOTECHNICAL ENGINEERS AND MATERIAL TESTING

GEOLOGIC HAZARD AND FEASIBILITY LEVEL
GEOTECHNICAL ENGINEERING STUDY AND
PAVEMENT SECTION THICKNESS ALTERNATIVES
DELTA AND OLATHE INDUSTRIAL PARK
MONTROSE COUNTY, COLORADO

Prepared for:
DELTA-OLATHE INDUSTRIAL PARK, LLC

PROJECT NUMBER: M07070GE
DECEMBER 18, 2007



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P. O. BOX 3986 GRAND JUNCTION, CO 81502 (970) 245-6506 FAX: (970) 249-9758	P. O. BOX 0045 MONTROSE, CO 81402 (970) 249-2154 FAX: (970) 249-3262
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Geological Hazard and Feasibility Study

- Lambert & Associates
- (970) 249-2154
- December 18, 2007
- Updated February, 2008
- Full report available upon request

Traffic Study completed by:

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

Traffic Impact Study


RECEIVED
DEC 21 2007
MONTROSE COUNTY
LAND USE DEPT.

Prepared For:


**Delta-Olathe
Industrial Park**

Montrose County, Colorado

November 13, 2007

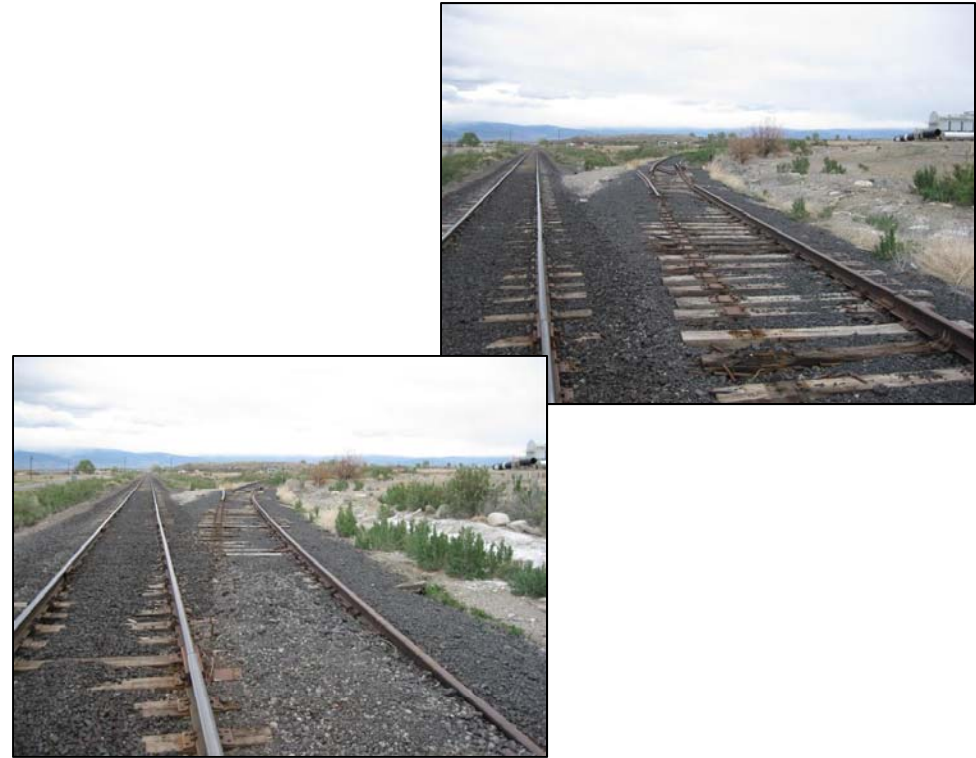


587½ Grand Cascade Way
Grand Junction, CO 81501
970-985-4001



Utilities Information

- Water: Tri-County Water (970) 249-3369
- Electricity: DMEA (970) 249-4572
 - 3-phase power on property
 - Transformer converts it to 2 phase for the building
 - Substation has a capacity of 7 M.V.A.
 - Substation on 1 acre is not included in sale, but is negotiable
- Phone: Qwest (800) 743-3793
- Gas: Kinder Morgan (800) 563-0012
 - Suspended Space Heaters in Warehouse
- Irrigation Water: Uncompahgre Valley Water Users Association (UVWUA) (970) 249-3813
 - 23.4 shares
 - Class 3 water
 - 2010 dues - \$687.96



Railroad Spur

- Located between 907-883L and 253-402F on Union Pacific track Grand Junction to Montrose
- Switch has been removed
- To reinstall contact Union Pacific
 - Kelly Abaray (303) 405-5039

General Information

- Sale is contingent upon receiving short sale approval
- Road improvements need to be completed prior to re-zoning or subdivision
 - For Additional information contact Steve White, Montrose County Land Use Director
 - 970-249-6688
- Subdivision Plat is available upon request

EXCLUSIONS (Negotiable)

- Electric Substation on 1 acre
- Mineral rights on southern 12 acres



Sub-Station

Square Footage

- Heated Area – 77,792 Sq. Ft.
- Office Average - 6,356 Sq. Ft.
- Base Area - 71,436 Sq. Ft.
- Carport - 1,480 Sq. Ft.
- Detached Garage – 888 Sq. Ft.
- Mezzanine - 2,757 Sq. Ft.
- Room Height = 30 Ft.
- 1/4 Mile MOL of Highway 50 frontage

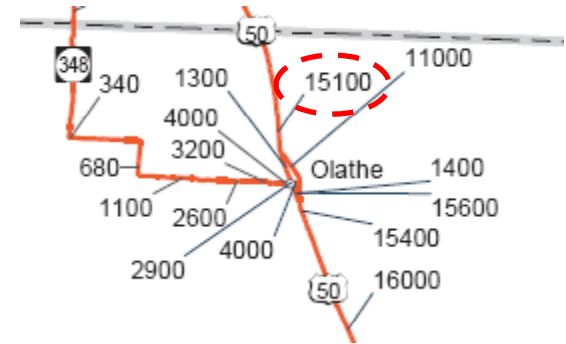


Colorado DOT Traffic Count

Raw Data from www.dot.state.co.us



Traffic Counts Highway 050A, RefPoint 80.289, Station 102228 for October, 2006



Composite Direction (East and West)

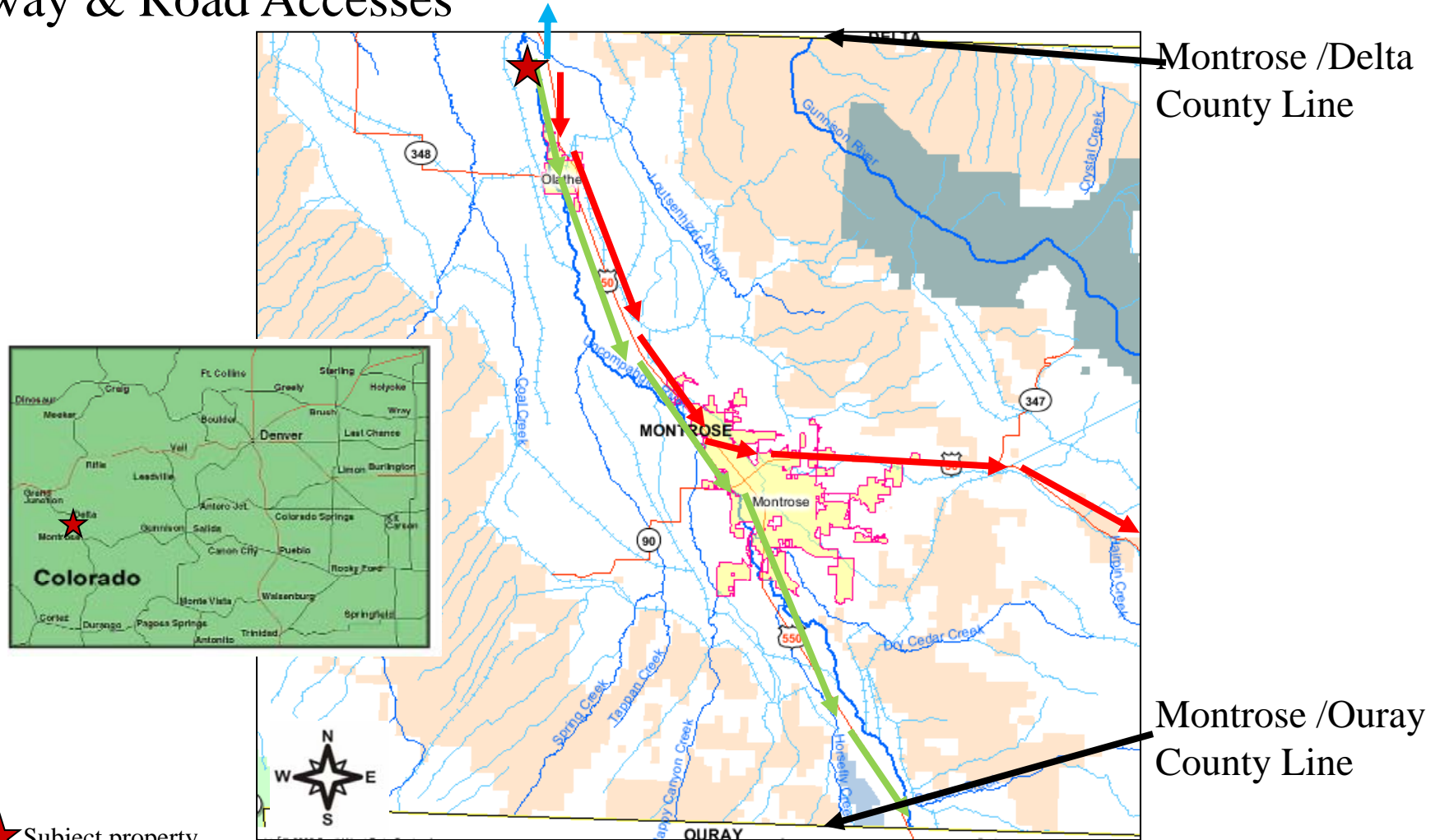
Hour

Date	Day	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	Total
10/11/06	Wed	68	39	47	46	125	297	582	1091	973	989	1146	1097	1019	1079	1189	1295	1448	1391	870	533	438	288	163	110	16323
10/12/06	Thu	49	38	39	70	166	295	678	1138	1054	1134	1184	1133	1028	1053	1202	1347	1593	1744	996	581	404	356	200	151	17633

Future Traffic Volumes for Highway 050 From RefPoint 79 To RefPoint 82

Route	Ref Point	End Ref Point	Start Point Description	AADT	AADTYR	AADT Single Trucks	AADT Comb. Trucks	Design Hour Volume (% of AADT)	AADT 2020	AADT Single Trucks 2020	AADT Comb. Trucks 2020
050A	80.289	81.472	ON SH 50 NW/O SH 50 BUS RT N JCT, OLATHE	15,100	2008	330	590	10	19,630	429	767
050A	81.472	82.613	ON SH 50 SE/O SH 50 BUS RT N JCT, OLATHE	11,000	2008	240	430	10	14,300	312	559

Highway & Road Accesses



★ Subject property

→ Delta (~5 miles), Grand Junction (~45 miles)

→ Montrose (~12.5 miles), Ridgway (~40 miles), Ouray (~52 miles), Telluride (~85 miles)

→ Gunnison (~82 miles), Crested Butte (~108 miles)



Pricing

Property	Property Sq. Ft.	Property Acreage	Price	Price per Sq. Ft.	Price per Acre
2520 N River Rd	1,812,096	41.60	\$1,500,000	\$0.83	\$36,057.69

- Commercial Short Sale Opportunity
- ¼ Mile MOL Highway 50 frontage
- Large Industrial Warehouse Facility
- Large Parking area (Asphalt and Concrete)
- Easy access to Highway
- Zoned General Agriculture in Montrose County

- Lease
 - Warehouse and 10 acres
 - \$12,500/month
 - NNN lease

Listing Price: \$1,500,000

Contact John or Jim Renfrow at (970) 249-5001 or (800) 249-5001

