

Honey Bee PROFESSIONAL BUILDING

695 Industrial Boulevard

Delta Industrial Park
Delta, Colorado



Commercial / Industrial Property

John Renfrow * Jim Renfrow

Renfrow Realty

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

INVESTORS WELCOME

695 INDUSTRIAL BLVD.

DELTA, Colorado

MLS# 588678, 588679, 623250

\$324,888



Large Professional Building

4,548 sq.ft. office building located in the Delta Industrial Park at the corner of Hwy. 92 and Industrial Blvd. Located near large commercial hub. Highway signage and excellent visibility. Zoned I-1, this building has many potential uses. Excellent location for your business. The building has four units; two units are currently leased. Great opportunity for a business with upstairs apartment. Amenities include a conference room, reception area and plenty of storage. Ample parking. Possible owner carry to qualified buyer.

Call John or Jim Renfrow at (970) 874-1500 or (800) 249-5001



Delta Industrial Park



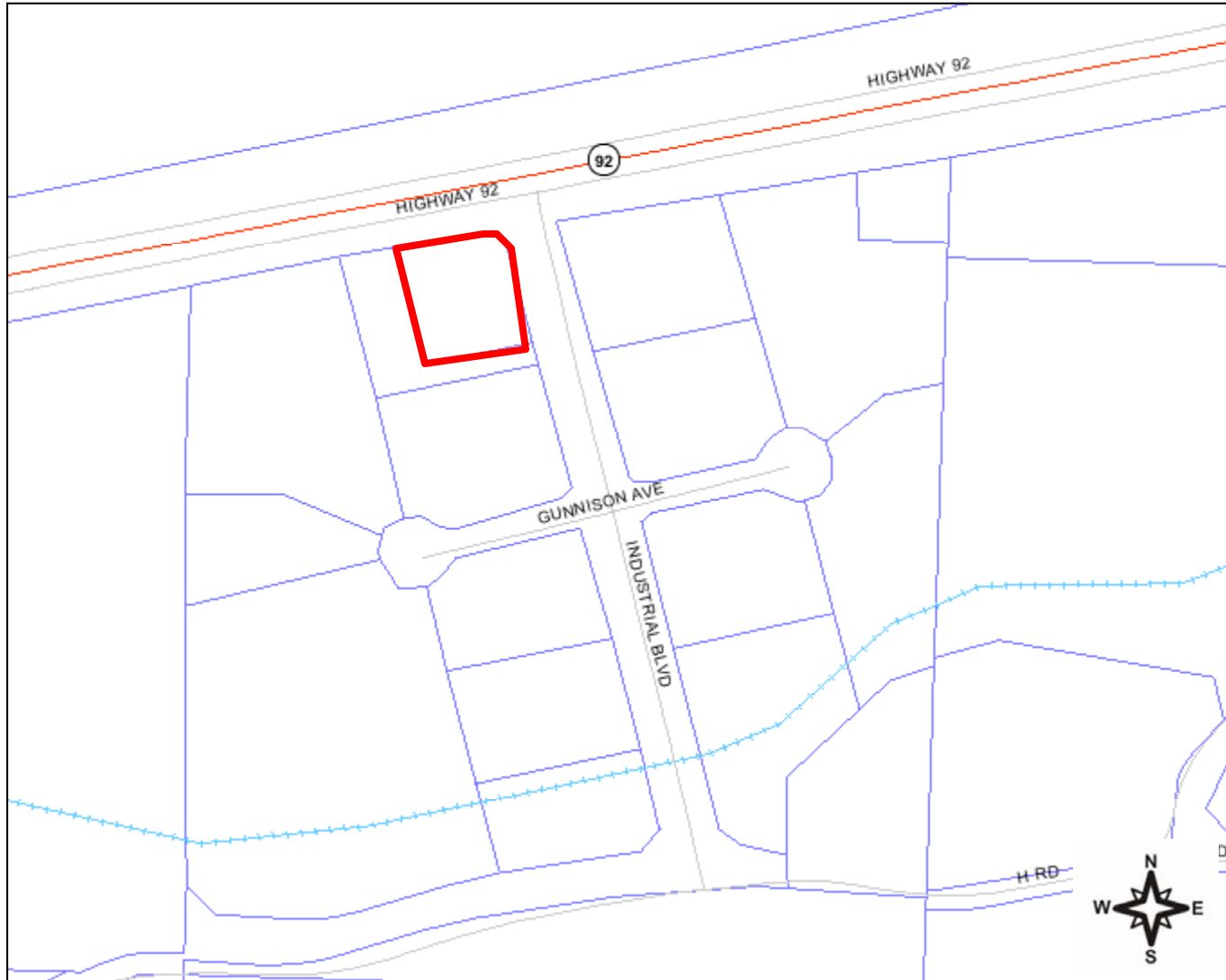
The Honey Bee Professional Building is located in the Delta Industrial Park, on the corner of Industrial Boulevard and Highway 92, in Delta, Colorado.

The Delta Industrial Park is approximately two miles from downtown Delta and less than a mile from a large commercial hub that includes Wal-Mart, Safeway, Autozone, Sherwin Williams, UPS, and Rent-a-Center.

It is located on Highway 92, east of downtown Delta. Highway 92 is a highly traveled route servicing the surrounding communities of Eckert, Cedaredge, Hotchkiss, and Paonia. Residents from these surrounding communities commonly make daily trips to Delta to work and shop.

The majority of the new commercial development in Delta is taking place in this area. This building is ready for you to move your business in right away or lease out units and take advantage of this ideal location!

Parcel Map



— Subject Property



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Aerial Map

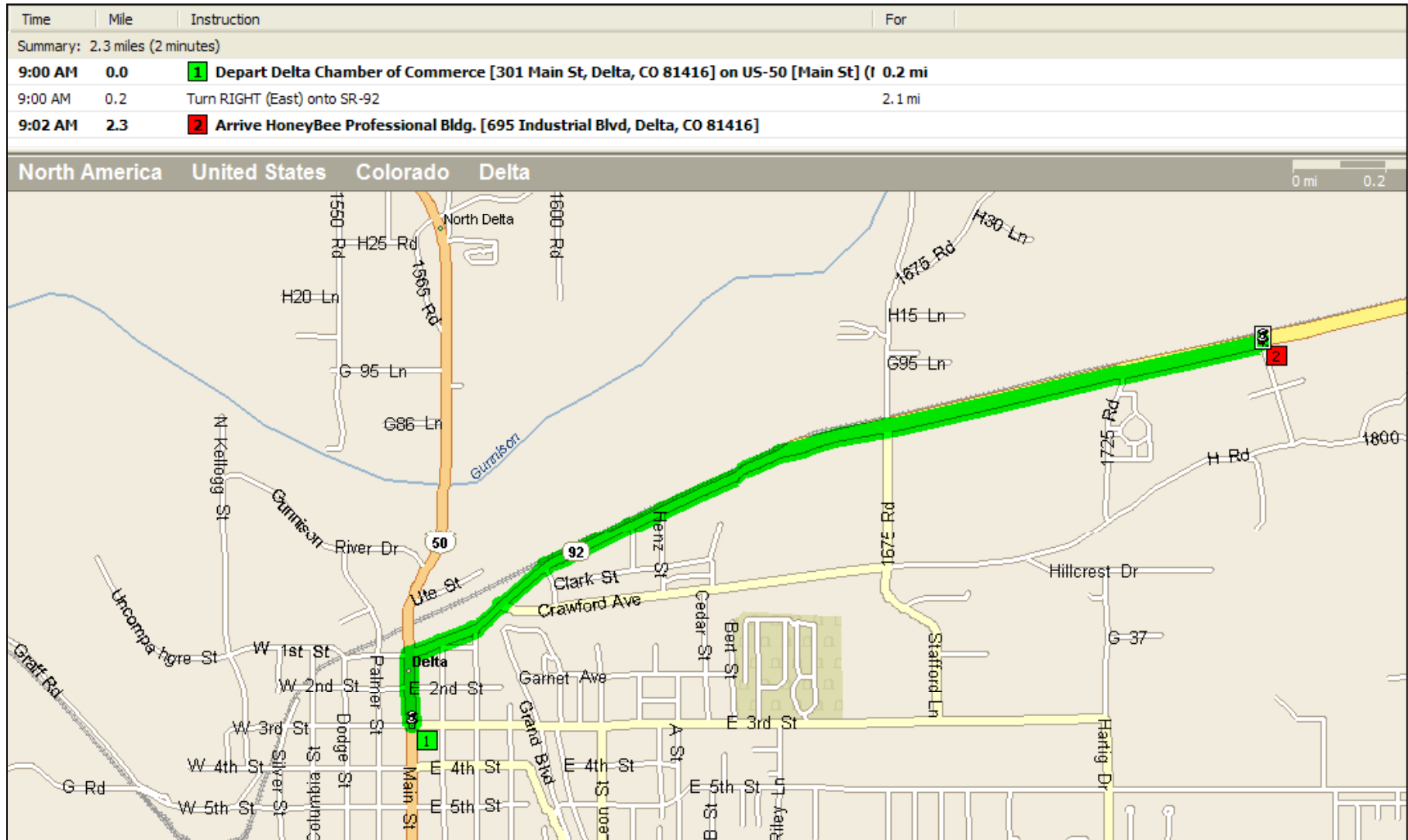


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 Subject property

Directions to Property



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



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Delta County Assessor Property Account Detail*

Account Detail

Account # R011465

Owner Information

Owner Name KIMJIM LLC

Owner Address A COLORADO LIMITED LIABILITY CO
1042 1650 RD
DELTA, CO 81416-0000

2010 Tax Information

*2010 \$5,532.16

*Estimated

2009 Assessment Information

Tax Area: A-- Mill Levy: 60.282

Actual \$485,276
(2009)

Assessed \$140,730

Type	Actual	Assessed	Acres	SQFT	Units
Improvem ents	\$377,276	\$109,410		4548.	1.00
Land	\$108,000	\$31,320	1.00	42994	1.00

Legal Description

Parcel Number 345517113002

Tax Area Id A-- - A--

Situs Address 695 INDUSTRIAL BLVD

Legal Summary 695 INDUSTRIAL BLVD DELTA 81416 S: 17 T: 15S R:
95W Subdivision: EAST DELTA INDUSTRIAL PARK Lot: 7 PARCEL "B"
AMD F.R.I. SUBD A REPLAT
OF LT 7 EAST DELTA INDUSTRIAL PARK
IN SEC 17 T15S R95W 6PM .987AC BK
710 PG 376 PLAT BK 18 PG 6 & BK 19
PG 1 BK 774 PG 700 BK 783 PGS 496 &
846 R-574088



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



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Delta County Assessor Property Account Detail*

Tax History

Tax Year	Type	Effective Date	Amount
2009	Tax Charge	01/08/2010	\$5,532.16
2008	Tax Charge	01/08/2009	\$7,107.84
2007	Tax Charge	01/04/2008	\$7,150.40
2006	Tax Charge	01/09/2007	\$6,302.44
2005	Tax Charge	01/01/2006	\$6,344.22
2004	Tax Charge	01/01/2005	\$6,125.26

Building Characteristics

Abstract Codes

Abstract Code	Percent
OFFICES-IMPROVEMENTS	100.0
BVAL	Arch Style
OFFICE	OFFICE

Exterior Wall

Exterior wall	Percent
PRO PANEL	100.0

Roof Cover

RCVR	Percent
BUILT-UP	100.0

Roof Structure

RSTR	Percent
FLAT	100.0

Interior Wall

Interior Wall	Percent
DRYWALL	100.0

Floor

Flooring	Percent
CARPET	95.0
SHT VINYL	5.0
Heating Fuel	Heating Type
GAS	FORCED AIR

Subdivision	QUAL
DEL COMMERCIAL	AVERAGE

Frame type	STYS
MASONRY	STYS

Number of Baths	RMS
2	15

Actual Year Built	Effective Year Built
1980	1984

DEPR04	Use Code
DEPR04	2000

Neighborhood	Economic Area
DELTA HWY CORRIDOR EAST	

Areas
Adjusted Area 4548.0000
Heated Area 4548.0000
Prime Area 4548.0000
ReportingSQ FT 4548
Units 1

Land Characteristics

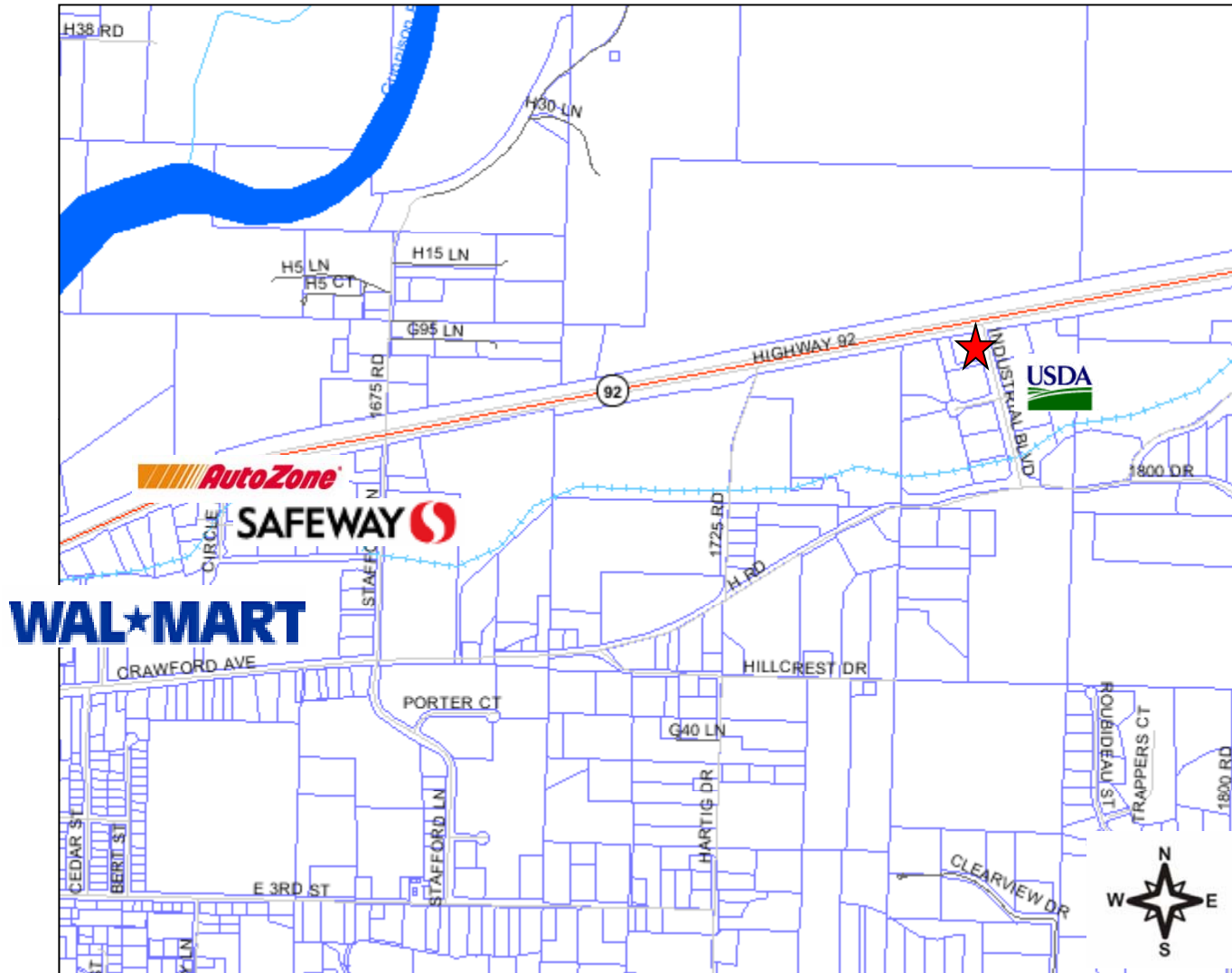
LVal
DEL COMMERCIAL

Abstract Code

Abstract Code	Percent	Reported AreaAcres
2120 - offices land	100.0	1
Lot Front	Lot Depth	SQFT
0	0	42994
Adj 1	Adj 2	UNITS
100	100	1
Adj 3	Adj 4	Areas
100	100	Adjusted Area
Neighborhood	Road	1.0000 SubAreasLT
DELTA HWY CORRIDOR EAST	S PAVED	1
TOPO	Utilities	
AVG TOPO	W/S/E/G	
Appr Dist	Subdivision	
DELTA	DEL COMMERCIAL	
Use Code	Review Date	
2000	MAR 2002	



Map of Vicinity



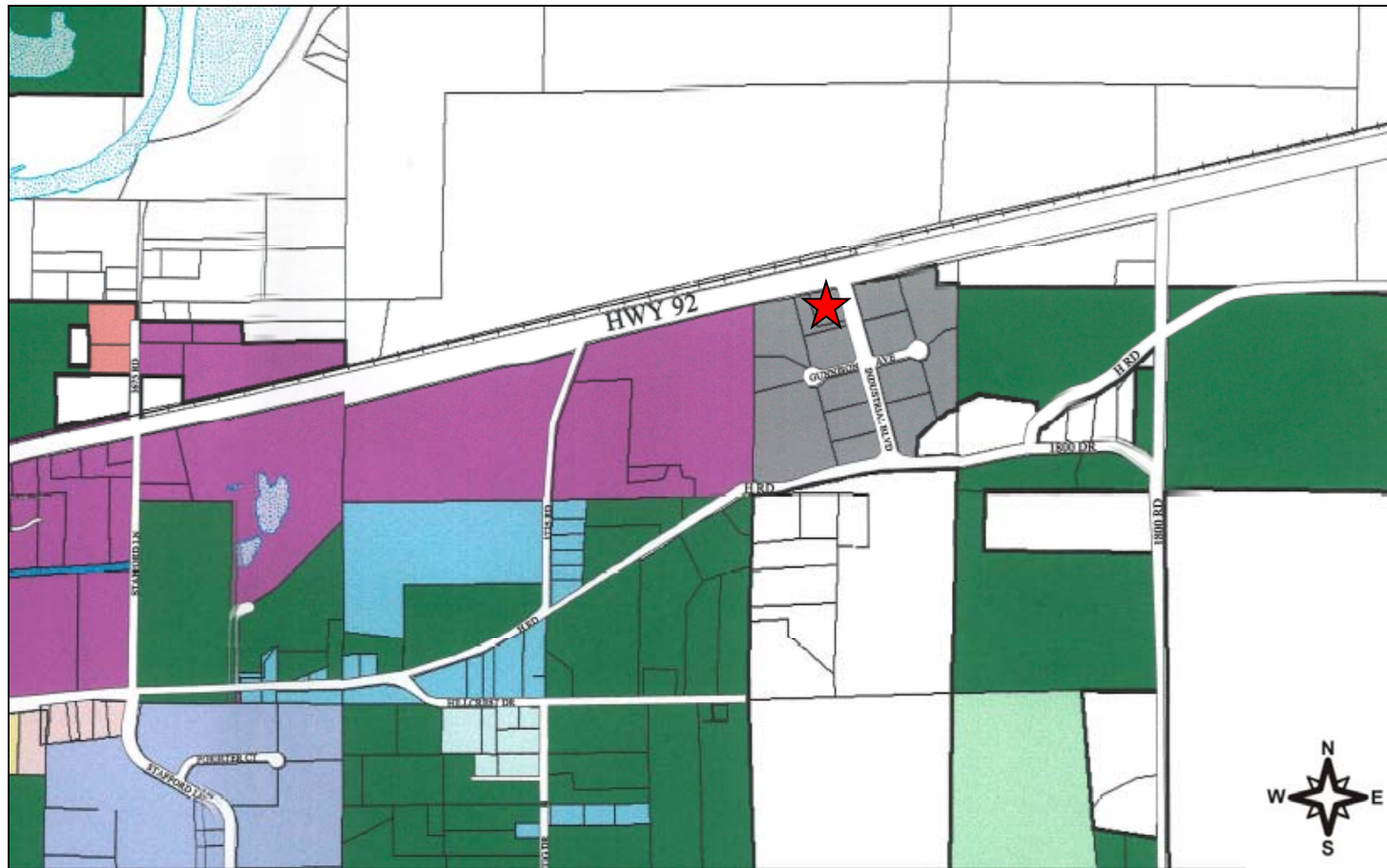
★ Subject property



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City of Delta Zoning Map



- ★ Property is Zoned Industrial 1 in the City of Delta
- Industrial 1 Zoning Regulations on following page
- Call the City of Delta for more information (970) 874-7566



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Zoning Breakdown* – I-1

17.04.190 I-1 District.

A. INTENT: The purpose of the I-1 District is to accommodate manufacturing and commercial uses which need adequate space, light, and air, and whose operations are quiet and clean and contained within buildings. This promotes the creation 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. Parks and open spaces.
3. Government buildings and facilities.
4. Public utility service facilities.
5. Electronic and telecommunications antennas, receivers and transmitters.
6. Accessory uses.
7. Sexually oriented business complying with the provisions of Chapter 8.32.

C. PERFORMANCE STANDARDS:

1. No use shall be established, maintained or conducted in any I-1 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 exterior storage of supplies, equipment or inventory other than vehicles is allowed.
4. No noise, dirt smoke, or odor shall be observable off of the premises.

D. CONDITIONAL USES: Any commercial use other than the uses by right which complies with the performance standards of Subsection C and is consistent with the intent of Subsection A above, but involves outside storage of supplies, equipment or inventory. (Ord. 4, §1, 1999; Ord. 8, §4, 2004)

I-1 District allows any commercial use that follows the Performance Standards for the District.

*Delta Municipal Code Title 17: Land Use Regulations
17.04 Zoning Regulations (12-23-2009)



General Information

Square Footage (MOL)

- 1st & 2nd Floor Unit
 - Unit 1 = 1,615 Sq.Ft.
- 1st Floor Units
 - Unit 2 = 588 Sq.Ft.
 - Unit 3 = 708 Sq.Ft.
- 2nd Floor Unit
 - Unit 5 = 1,337 Sq.Ft.
- Entire Building
 - 4,548 Sq.Ft. (includes stairwells)

Utilities

- Water: City of Delta (970) 874-7566
- Electricity: City of Delta (970) 874-7566
 - 220V Electricity in Units 3 and 5
 - 2 Electric meters
- Gas: SourceGas (800) 563-0012
- Telephone: Qwest (800) 743-3793



Hwy. 92 looking west




Hwy. 92 looking east



Flood Plain Map

<http://www.fema.gov/>



 Subject property – approximate location

KEY TO MAP

500-Year Flood Boundary	—————	ZONE B
100-Year Flood Boundary	—————	ZONE A1
Zone Designations*		ZONE A5
100-Year Flood Boundary	—————	ZONE B
500-Year Flood Boundary	—————	ZONE B
Base Flood Elevation Line With Elevation In Feet**	~~~~~513~~~~~	
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)	
Elevation Reference Mark	RM7x	
Zone D Boundary	—————	
River Mile	•M1.5	

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

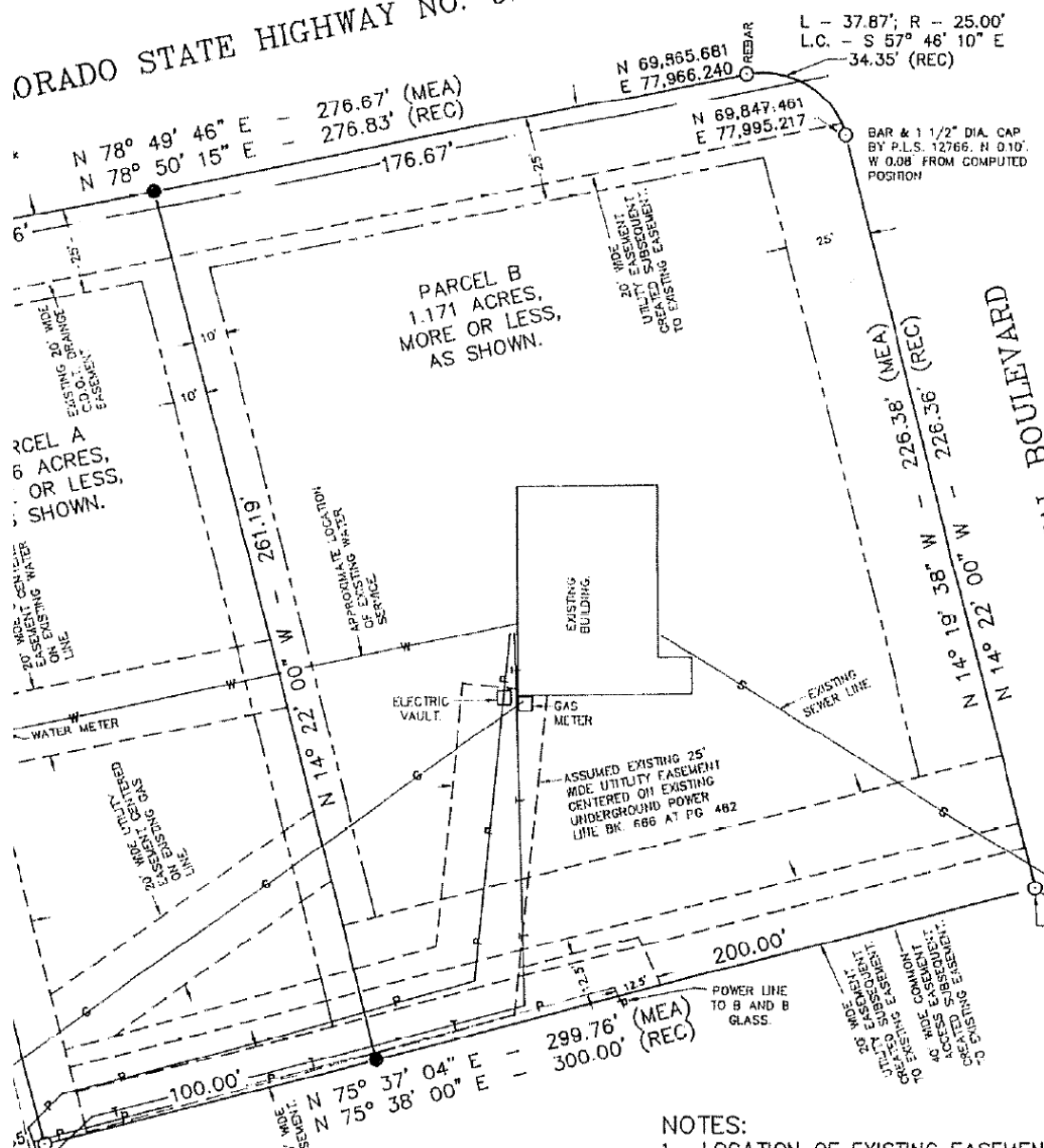


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Plat

ORADO STATE HIGHWAY NO. 92.



Survey Complete by

- Messenger & Associates
- Jessie Messenger
- (970) 835-3953
- 6/25/1996

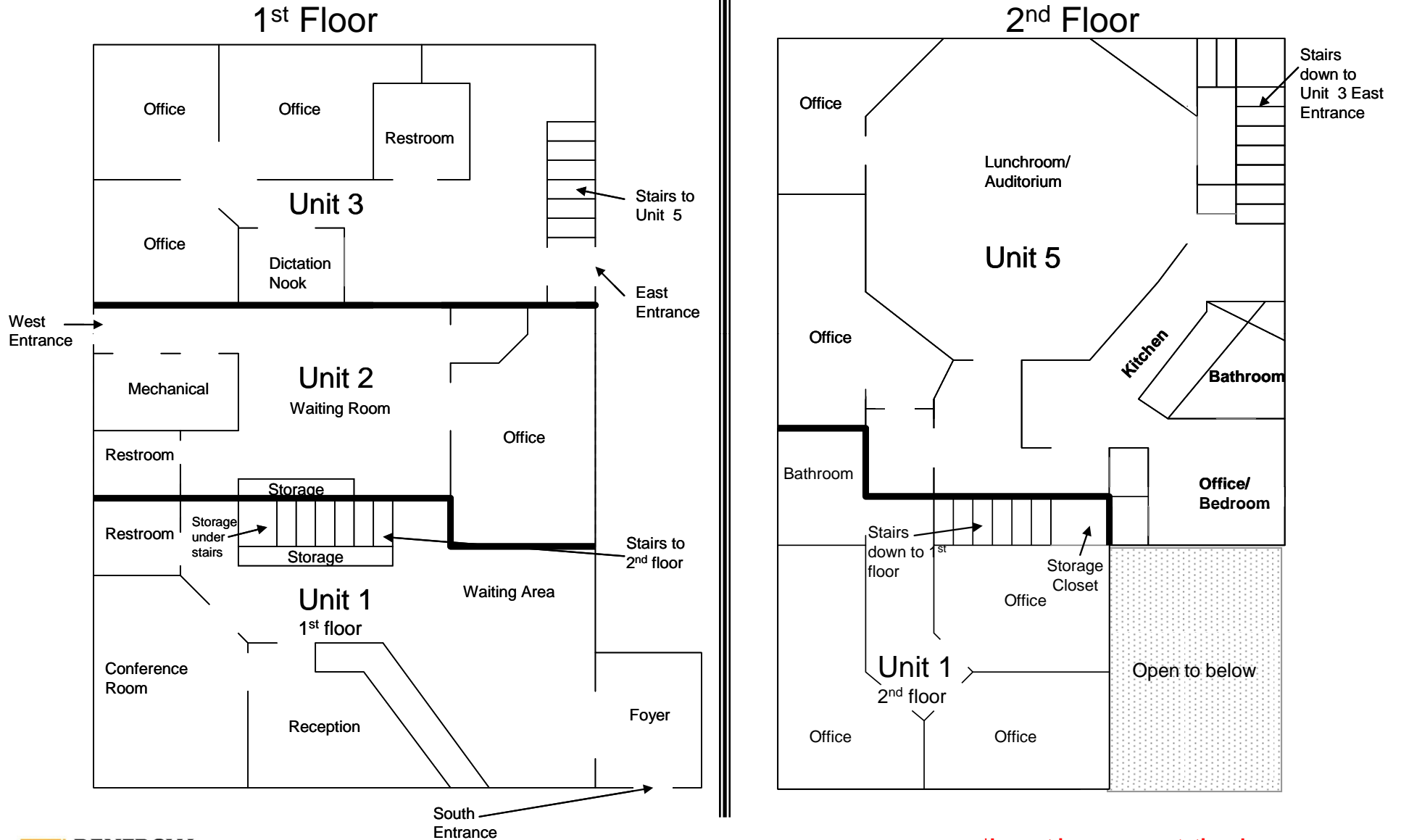
NOTES:
1. LOCATION OF EXISTING EASEMENTS IS FROM

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Building Layout*



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***Layout is a representational drawing only; not drawn to scale**

Photographs

Unit 1



Conference Room



Reception Area



Restroom



Unit 2

Photographs

Unit 3



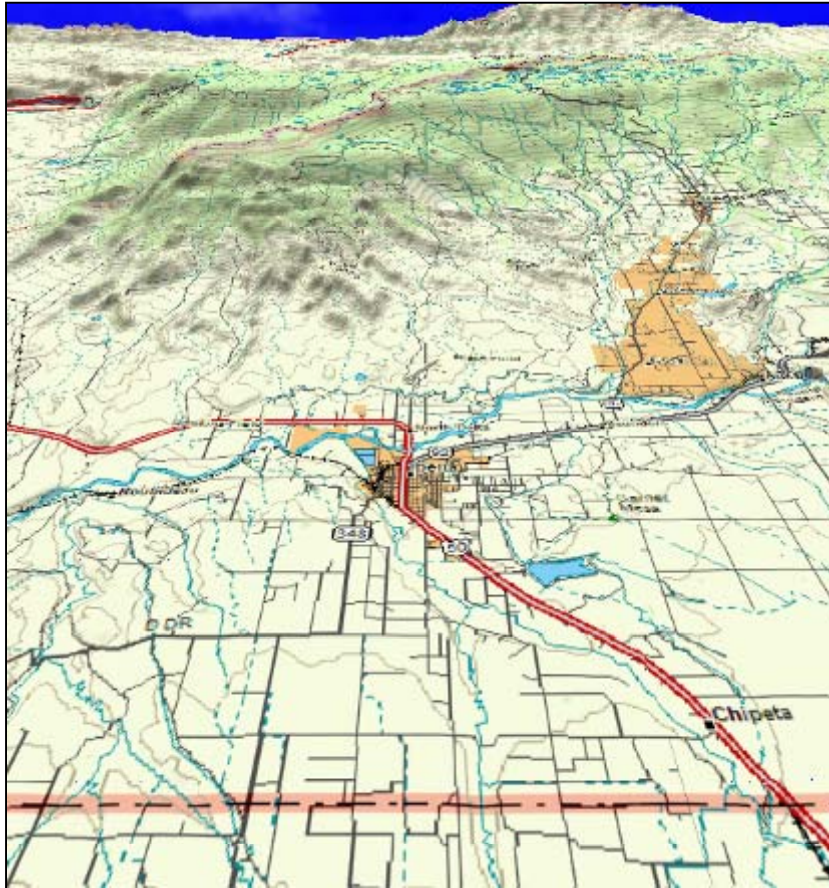
Offices

Lab or Break Room

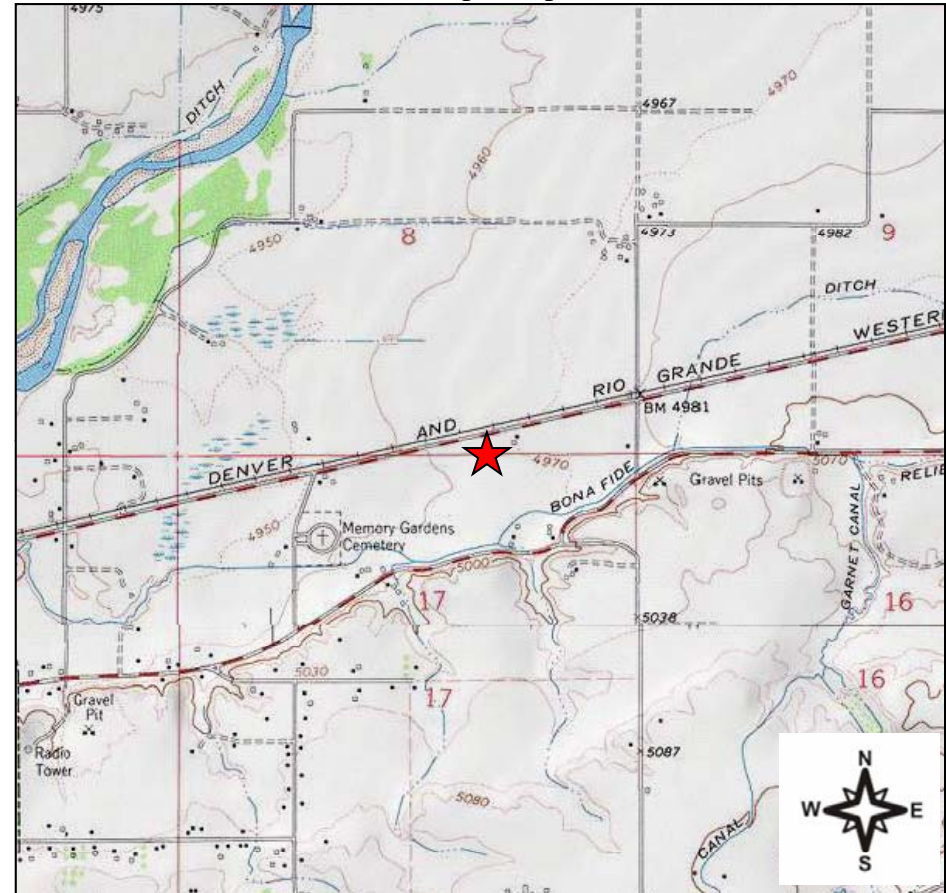


Unit 5

Topo 3D Map



Topo Map



★ Subject property

Colorado DOT Traffic Count

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



Traffic Counts

Highway 092A, RefPoint 2.507, Station 103903
for August, 2005

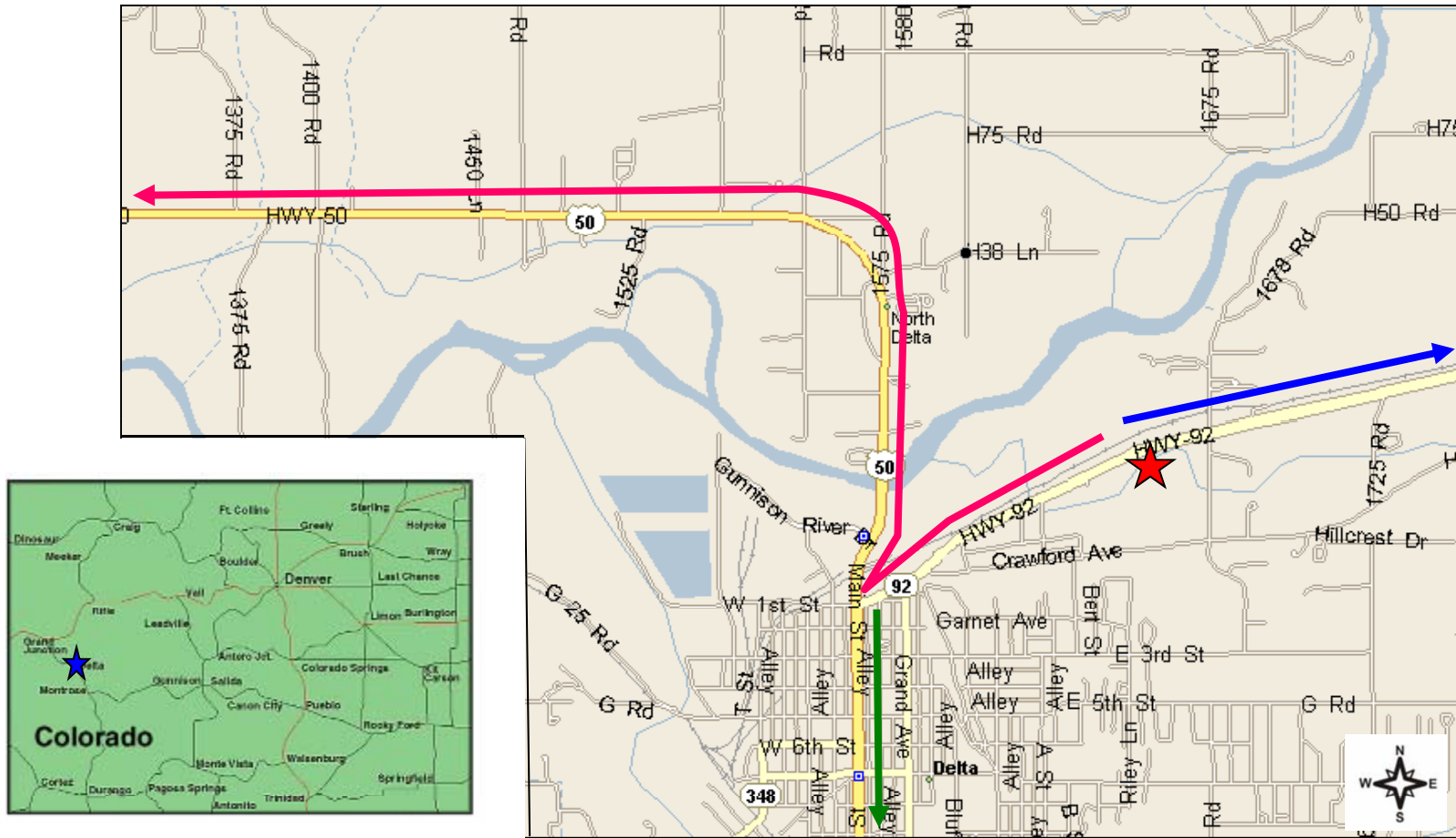
Composite Direction (East and West)

Date	Day	Hour																								Total
		00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
08/09/05	Tue	41	34	37	28	102	190	458	938	908	1006	1017	1090	1010	986	1046	1093	1158	968	963	683	476	293	215	114	14854
08/10/05	Wed	42	35	35	32	95	189	445	929	895	1016	990	1066	948	1010	1028	1122	1160	988	960	681	465	292	212	114	14749

Future Traffic Volumes for Highway 092 From RefPoint 1 To RefPoint 5

Route	Ref Point	End Ref Point	Start Point Description	AADT	AADTYR	AADT Single Trucks	AADT Comb. Trucks	Design Hour Volume (% of AADT)	AADT 2017	AADT Single Trucks 2017	AADT Comb. Trucks 2017
092A	2.507	3.814	ON SH 92 W/O SH 65	12,900	2006	530	260		15,667	644	316

Highway & Road Accesses



- Grand Junction (~41 miles)
 - Cedaredge (~14 miles), Hotchkiss (~19.7 miles), Paonia (~29 miles)
 - Montrose (~23 miles), Ridgway (~49 miles), Ouray (~60 miles), Telluride (~82 miles)
- ★ Subject property



Recap

Property	Building Sq.Ft.*	Property Acreage	Listing Price	Price per Building Sq.Ft.	Price per Acre
695 Industrial Blvd.	4,548	0.99	\$324,888	\$71.44	\$329,167

* Building Square Footage taken from Assessor's Records

- Zoned I-1 (allows for industrial and commercial uses)
- High Visibility on the corner of Industrial Blvd. and Hwy. 92
- Highway Signage
- Located near large commercial hub
- 20+ parking spaces in lot
- Possible Owner Carry to Qualified Buyer
- Lease or Lease with option to purchase available
- Contact Listing Broker for Lease Pricing and Terms

Listing Price!
\$324,888

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