

1315 - 1323

Mayfly Drive

MONTROSE, COLORADO 81401 · COLORADO OUTDOORS



COLDWELL BANKER
COMMERCIAL

PRIME
PROPERTIES

FOR LEASE

AVAILABLE NOW



1315 - 1323 Mayfly Drive

JULY 2026

Turnkey Class A-quality flex · \$350K+ in existing improvements · Suites 106-110 · Montrose, Colorado

±14,136 SF

FIVE UNITS COMBINED

~\$15,447

PER MONTH + NNN

\$13.11 /SF

PER YEAR + NNN

\$350K+

IMPROVEMENTS IN PLACE

Est. all-in occupancy ~\$20.33 / SF / yr (~\$23,953 / mo all suites) including broker-estimated NNN of \$7.22 / SF.



LISTED BY

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PROPERTY HIGHLIGHTS

Why 1315-1323 Mayfly?

A move-in ready space with completed tenant finishes in an award-winning, 2021 Class A-quality flex building.



SUBMARKET POSITION

The rare Montrose flex space that's already built out — warehouse, upgraded HVAC, offices, and open volume, ready for the next brand's sign on the door.

- \$350,000+ already invested**
 Walk into a finished interior: welcoming foyer, private offices, conference room, kitchenette, storage, and upgraded finishes throughout.
- Break room with kitchenette**
 A fixture package most flex space never get — refrigerator, sink, and dishwasher.
- A floorplan that flexes**
 Two open clear-span halls (±1,623 SF and ±1,321 SF) wrapped by finished support rooms. Non-bearing partitions make reconfiguration simple — open it up, or divide it down.
- 15' clear height with 3-phase power**
 15' true clear height, 200A of 480/277V 3-phase power per suite plus 400A of 120V service (confirm panel schedule with listing broker), and upgraded HVAC throughout.
- Steps from the Connect Trail**
 A short distance to the walking trail along the Uncompahgre River for jogging, fly fishing, and kayaking. 3 minutes from Montrose Regional Airport and 4 minutes from Downtown.
- Parking & grade-level loading**
 Ample surface parking directly at the suite entries with shared campus parking beyond, plus a 12' x 12' grade-level rear roll-up door in each suite.

AN AWARD-WINNING PROJECT



PROPERTY OVERVIEW

End-cap unit. Move-in ready.

Five connected suites in South Flex Building — one of two twin $\pm 27,500$ SF locations on Mayfly Drive — carrying more than \$350,000 in existing tenant improvements. Formerly a warehouse facility and office; now ready for whatever comes next.

The interior delivers a **welcoming foyer**, **private office**, a **± 655 SF program/conference room**, a **breakroom**, storage, and **upgraded HVAC** — with five overhead doors. Because the halls are open-plan volume and the partitions are non-bearing, the floor plan can be easily reconfigured for office, clinical, showroom, studio, training, or recreation programs.

Behind the finishes sit industrial bones: **15' true clear height**, a **12' x 12' roll-up door in each suite**, and **200A of 480/277V 3-phase power per suite** plus 400A of 120V service. Take all five suites, or lease one and grow into more.

SUITED FOR · EIGHT SAMPLE USE TYPES

01 Office HQ	02 Medical / Wellness	03 Clinic / PT
04 Showroom + Retail	05 Studio / Creative	06 Training / Education
07 Fitness / Rec	08 Flex / Hybrid	

Zoned I-1 Light Industrial — tenant to verify permitted use and zoning compliance with the City of Montrose.

LEASE RATE · ALL FIVE SUITES

~\$15,447/mo

ANNUAL RATE	\$13.11 / SF
SINGLE SUITE	\$15.75 / SF
EST. ALL-IN	~\$20.33 / SF
TERM	Negotiable
AVAILABILITY	Immediate

AT A GLANCE (all figures approx.)

TOTAL AVAILABLE
 $\pm 14,136$ SF · 5 Suites

IMPROVEMENTS
\$350K+ Existing TI

RESTROOMS
3 Upgraded

WAREHOUSE
 $\pm 9,051$ SF

CLEAR HEIGHT
15' True Clear

DOORS · POWER
12'x12' Roll-Up · 200A 3-Phase / Suite

PARKING
On-Site Surface · Ratio From Broker

HVAC
Upgraded · Refrigerated AC + Heat

ZONING
I-1 · Light Industrial



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THE SPACE

Finished, flexible, ready.

Offices & conference-three restrooms with showers · 12' x 12' roll-up doors

±2,003

SF OFFICES

3

RESTROOMS

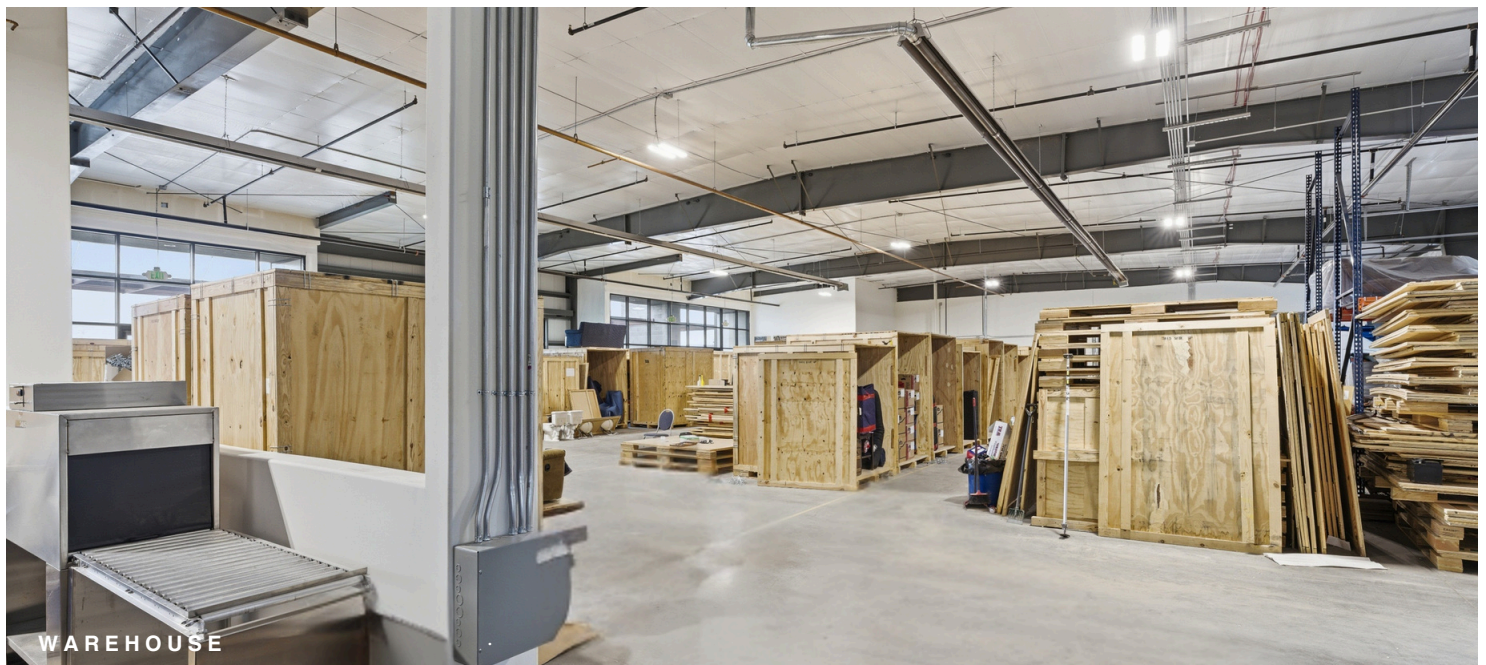
±9,051

SF WAREHOUSE

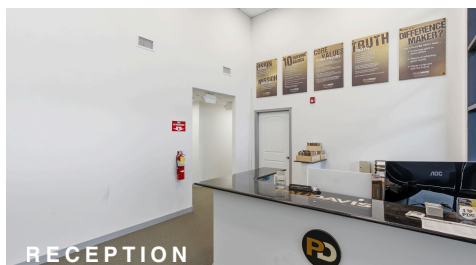
200A

3-PHASE · PER SUITE

480/277V + 400A 120V



WAREHOUSE



RECEPTION



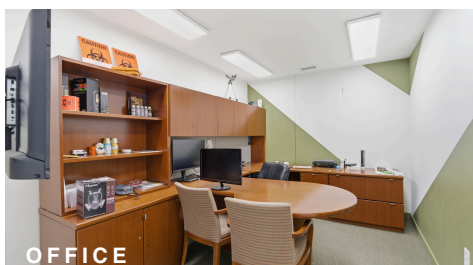
PROGRAM / CONFERENCE



BREAKROOM



HALLWAY



OFFICE

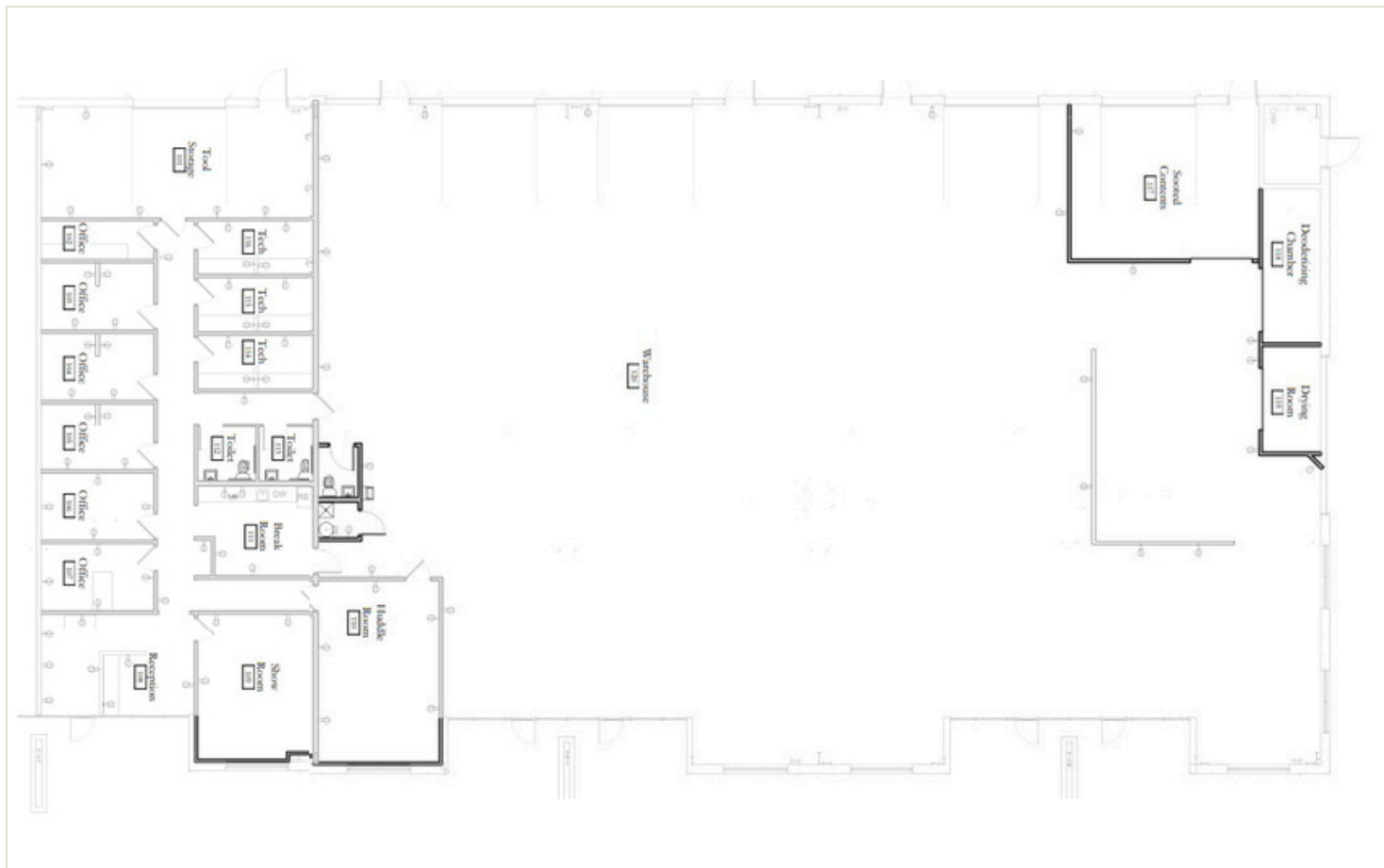


BATHROOM

INTERIOR FLOOR PLAN · AS BUILT

The floorplan.

Suites 106-110 combined · non-bearing partitions reconfigure easily



ROOM SCHEDULE · 01

AREA

Tool Storage 101 (Overhead door)	±1,623 SF
Offices 102 - 107	±124 SF
Tech Space 114 - 116	±105 SF
Breakroom 111	±165 SF
Reception 108	± 256 SF

ROOM SCHEDULE · 02

AREA

Showroom 109	± 285 SF
Huddle Room 110	± 355 SF
Dry Room 119	± 101 SF
Deodorizing Chamber 118	± 147 SF

Fully sprinklered shell, 1-hr demising barriers in place. Halls are clear-span; partitions non-bearing — reconfigure with light TI. Full permit set on request.

Room numbers above are plan-room designations from the permit set — not suite numbers. The suites are 106 (1315 Mayfly Dr) to 110 (1323 Mayfly Dr).

BUILDING PLAN · SOUTH BUILDING F

Suite overview.

Suites 106 - 110 divisible to single suites · 12' x 12' roll-up doors on the south elevation

±14,136

TOTAL SF
5 suites

\$13.11

/SF. YR
+ NNN

\$15.75 PSF

SINGLE/ YR
+ NNN

I-1

Light Industrial



BACK ENTRY · SUITES 106 - 110 · 1315 & 1323 MAYFLY DRIVE

SOUTH BUILDING F · NORTH ELEVATION ENTRY

TURNKEY FLEX	ADDRESS	AREA
Suite 106 FLEX	1315 Mayfly Drive	±2,784 SF
Suite 107 FLEX	1317 Mayfly Drive	±2,752 SF
Suite 108 FLEX	1319 Mayfly Drive	±2,752 SF
Suite 109 FLEX	1321 Mayfly Drive	±2,752 SF
Suite 110 FLEX	1323 Mayfly Drive	±3,096 SF
Combined Total		±14,136 SF

Suites 106-110 lease together at **\$13.11/SF + NNN**, with all improvements in place, or individually at **\$15.75/SF + NNN**.
 Each suite: 12' x 12' roll-up door · 200A 3-phase power.
 All figures approximate —
 verify with listing broker.

LOCATION · MASTER SITE PLAN

In the heart of Colorado Outdoors.

Montrose's 165-acre riverfront campus on the Uncompahgre River—a federal Opportunity Zone anchored by the Mayfly Outdoors headquarters.



MASTER SITE PLAN · FLEX BUILDING SITE HIGHLIGHTED · MAYFLY DRIVE

Hotel, medical, recreation, and outdoor-industry neighbors surround the flex site — with the Connect Trail along the Uncompahgre River at the door for walking, jogging, fly fishing, and kayaking. Regional access via US-50 and US-550.

SUBMARKET PROFILE

~20K

Population, City of Montrose

165 AC

Colorado Outdoors campus

~44K

US-50 · 550

Regional highway access

DRIVE TIMES · APPROX.

	Steps
Connect Trail · Uncompahgre	
Montrose Regional (MTJ)	3 MIN
Downtown Montrose	4 MIN
Black Canyon Nat'l Park	25 MIN
Telluride	90 MIN

EXCLUSIVELY LISTED BY

Schedule a private tour.

Western Colorado's commercial real estate team—with deep flex & industrial bench strength.



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ECONOMICS
ESTIMATED

~\$6,765

BASE RENT / MONTH

\$14.75

BASE RENT / SF / YR

~\$7.22

EST. NNN / SF / YR

~\$21.97

ALL-IN / SF / YR ·
~\$10,077 / MO

Tour by appointment.

Available immediately with \$350K+ of improvements in place. Scan to email a tour request, or call Kelsay's direct at **970.589.0150**. Full property package, plans, operating-expense detail, and parking counts available on request.



TOUR REQUEST

DISCLAIMER & PHOTO CREDITS · PUBLISHED JULY 2026

Information herein is from sources we believe reliable but is not warranted. Square footage, dimensions, clear height, lot area, power capacity and configuration, improvement values, parking, and operating expense figures are approximate; tenant to verify all measurements, utility capacities, zoning compliance, and intended use with the City of Montrose and listing broker. NNN is a broker estimate only (est. \$7.22/SF/yr) and subject to actual landlord pass-throughs. Lease rates subject to change without notice. Photography and plans © building owner / listing broker; interior plans by Motley Architecture & Design (Montrose, CO). All offers and inquiries to be presented to and through Coldwell Banker Commercial Prime Properties.



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