



727 Fruit Park Road, Montrose, CO 81403

\$96/SF/YR

\$8/SF/MO

727 Fruit Park Road

Established Self-Storage Facility Serving the Montrose Market with Convenient Access



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Listing Added: 06/04/2026

Listing Updated: 06/04/2026



Building Details

Property Type	Industrial, Special Purpose	Subtype	Warehouse
Tenancy	Single	Total Building SqFt	600
Class	C	Year Built	2003
Elevators	No	County	Montrose County

Building Description

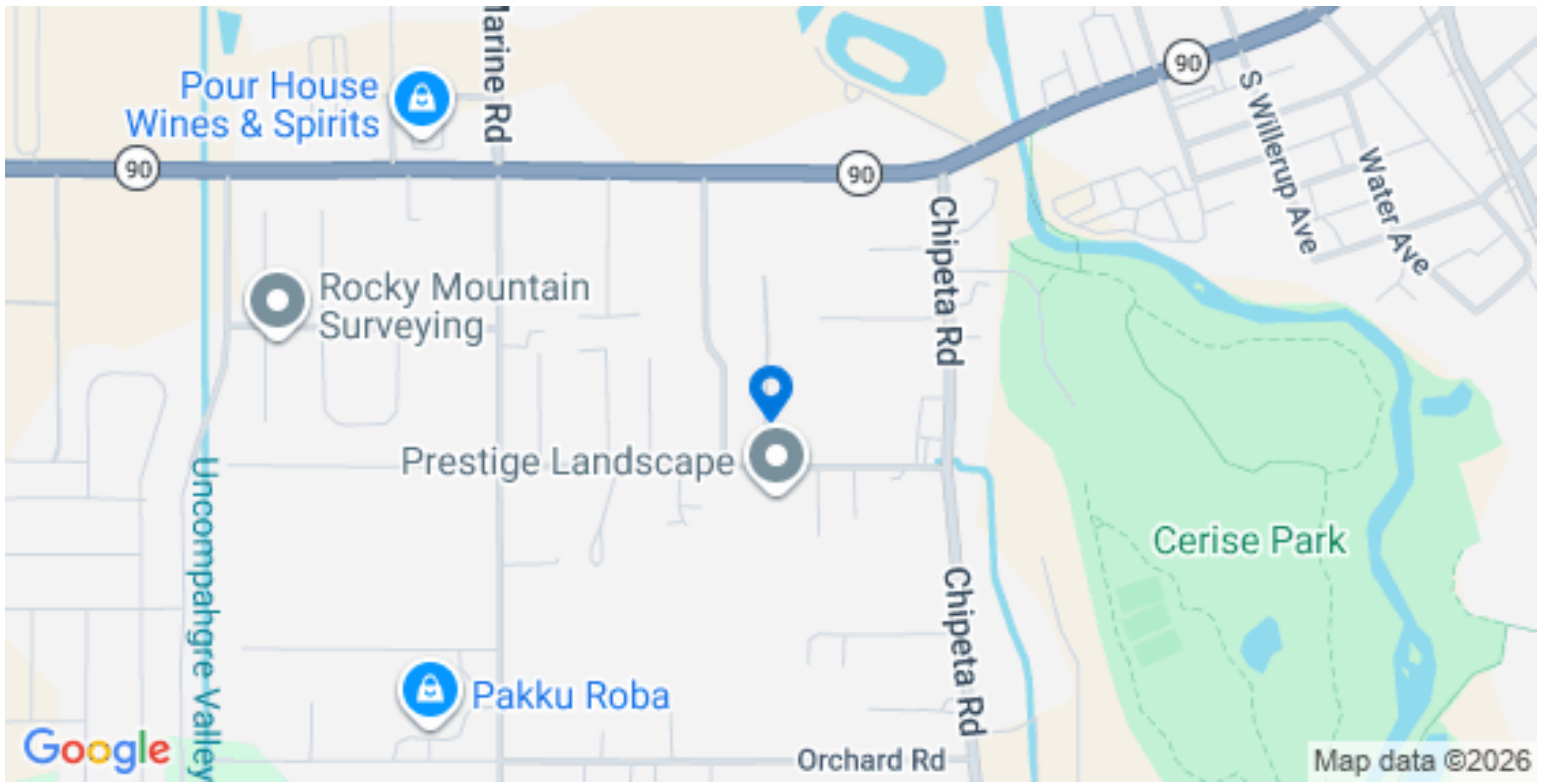
Montrose Self Storage – Fruit Park is a well-positioned self-storage opportunity in the growing Montrose market. This established storage facility offers convenient access, strong visibility, and a location that serves both residential and commercial customers. Situated in a high-demand area, the property benefits from continued population growth, local business activity, and year-round storage needs. The facility is designed to accommodate a variety of storage requirements, making it an attractive opportunity for operators seeking to expand their portfolio or enter a stable asset class with recurring revenue potential.



Building Highlights

- Established self-storage facility
- Strategic location with convenient customer access
- Serves both residential and commercial storage demand
- Strong visibility and accessibility within the local market
- Diverse unit mix designed to accommodate various storage needs
- Located in a growing trade area with continued demand for storage services
- Opportunity to capitalize on recurring rental income
- Well-suited for owner-operators, regional operators, or institutional investors
- Benefit from the stability and resilience of the self-storage sector
- Positioned to serve local residents, businesses, contractors, and seasonal users

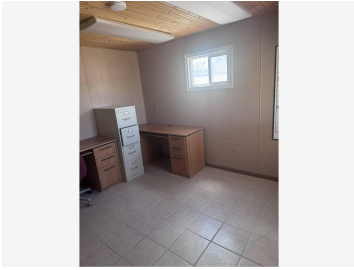
Building Location (1 Location)



Space 1 Details

Listing Type	Direct	RSF	600 SF
Lease Type	Gross	Lease term	Negotiable
Total Rate (Per SF/MO)	\$400	Days on Market	5 days

Property Photos (6 photos)



Demographic Insights



Crexi Intelligence provides the contextual data you need

Instantly see critical demographics

Subscribe to see demographic trends including income, age demographics, and more within 1-, 3-, and 5-miles of your property of interest.



1 mile

3 miles

5 miles

Population

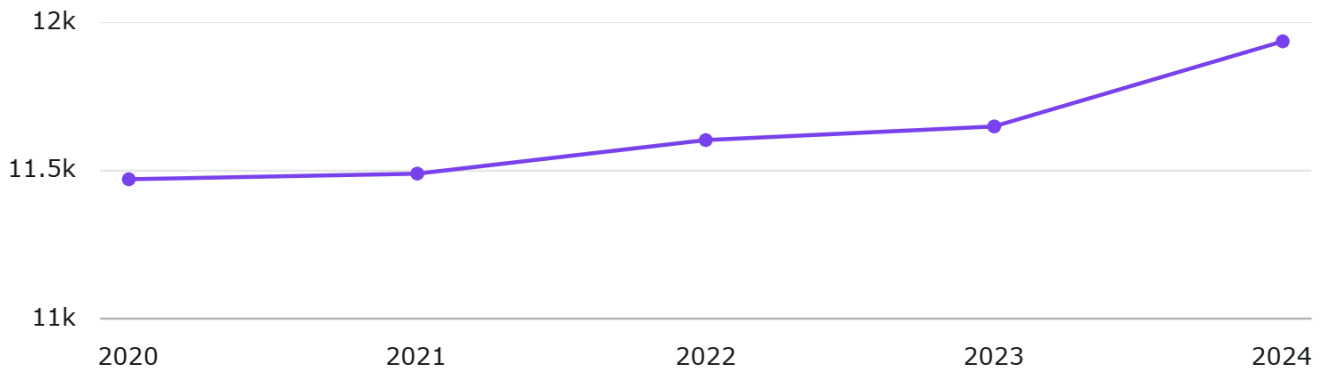
11.9k

↑ 2%

Compared to 11.6k in 2023

↑ 4%

Compared to 11.5k in 2020



Household Income

2024
2023

2024
2023

2024
2023



Age Demographics

2024
2023

2024
2023

2024
2023



Number of Employees

1,000

2020

2021

2022

2023

2024

2025

2026

2027

2028



Housing Occupancy Ratio

100

2020

100

2021



Renter to Homeowner Ratio

100

2020

100

2021

