

430 West 8th Street, Building 13

Delta, Colorado 81416



INDUSTRIAL LEASE INFORMATION PACKET



Rev Y

John Renfrow * Renfrow Realty

Contact John Renfrow / Renfrow Realty
(970) 874-1500 / (970) 249-5001

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified

Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org

Flexible Industrial Campus on Delta Bypass

430 W 8th St.
Delta, Colorado 81416



Bldg #	Bldg. Sq.Ft. (MOL)	\$/Month Adj. Gross	\$/Year	Yearly \$/Sq.Ft.
13	2,250	\$1,900	\$22,800	\$10.13

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.

Industrial, warehouse, manufacturing

Located along **alternate truck route for easy logistics access**

3-phase / 480V power ideal for industrial users

Close proximity to downtown Delta for workforce + services

Additional spaces available if needed

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!

Reach out today to schedule your tour!

*Joey Huskey * John Renfrow*

970-874-1500



Aerial Photo

Available:
Building 13
~2,250 sq ft



Photo from Delta County GIS

----- Subject Property (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

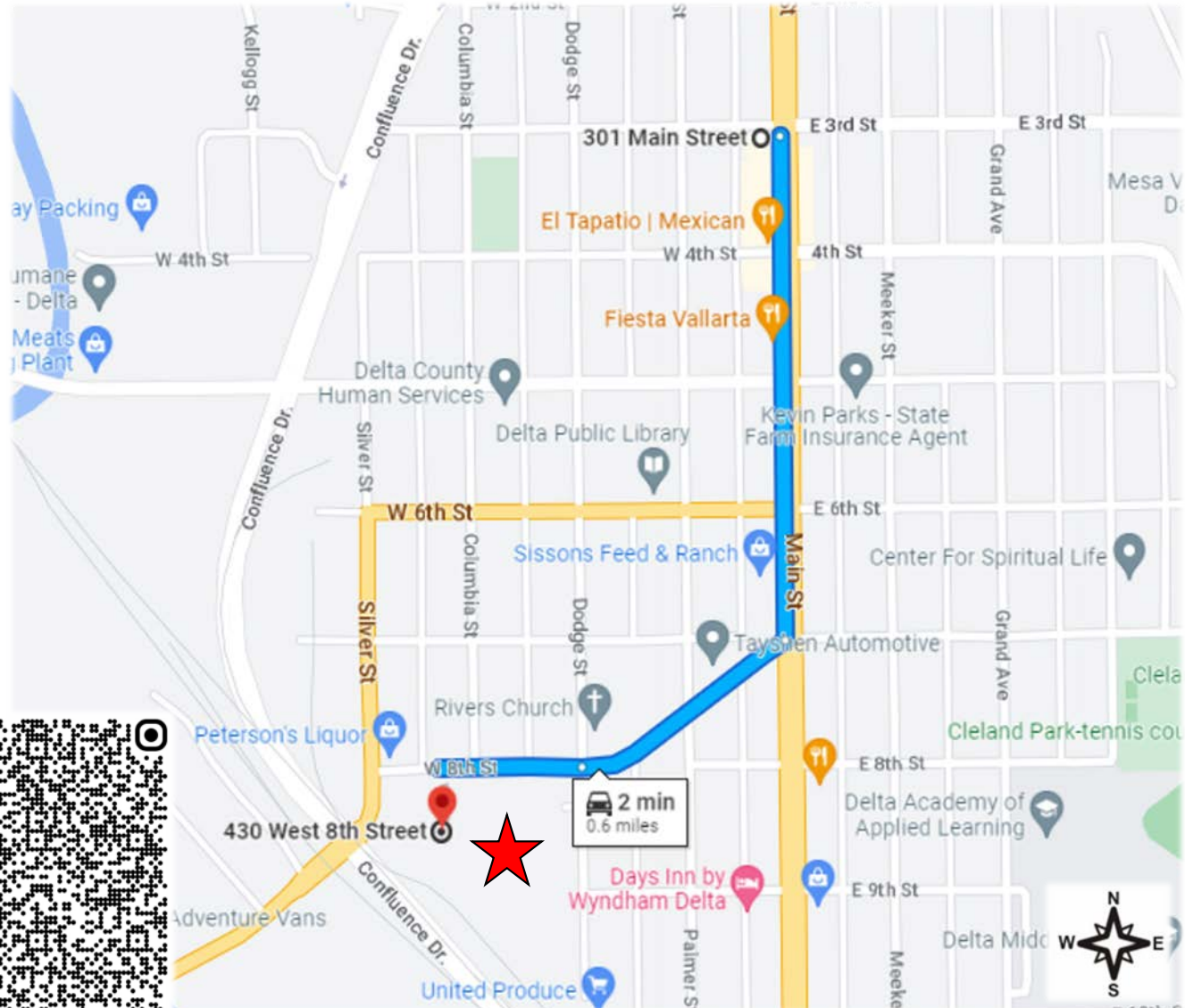
430 W 8th St

Delta, CO 81416



Property Location Pin

Directions Via Google Maps



Subject Property

Photo from Google Maps



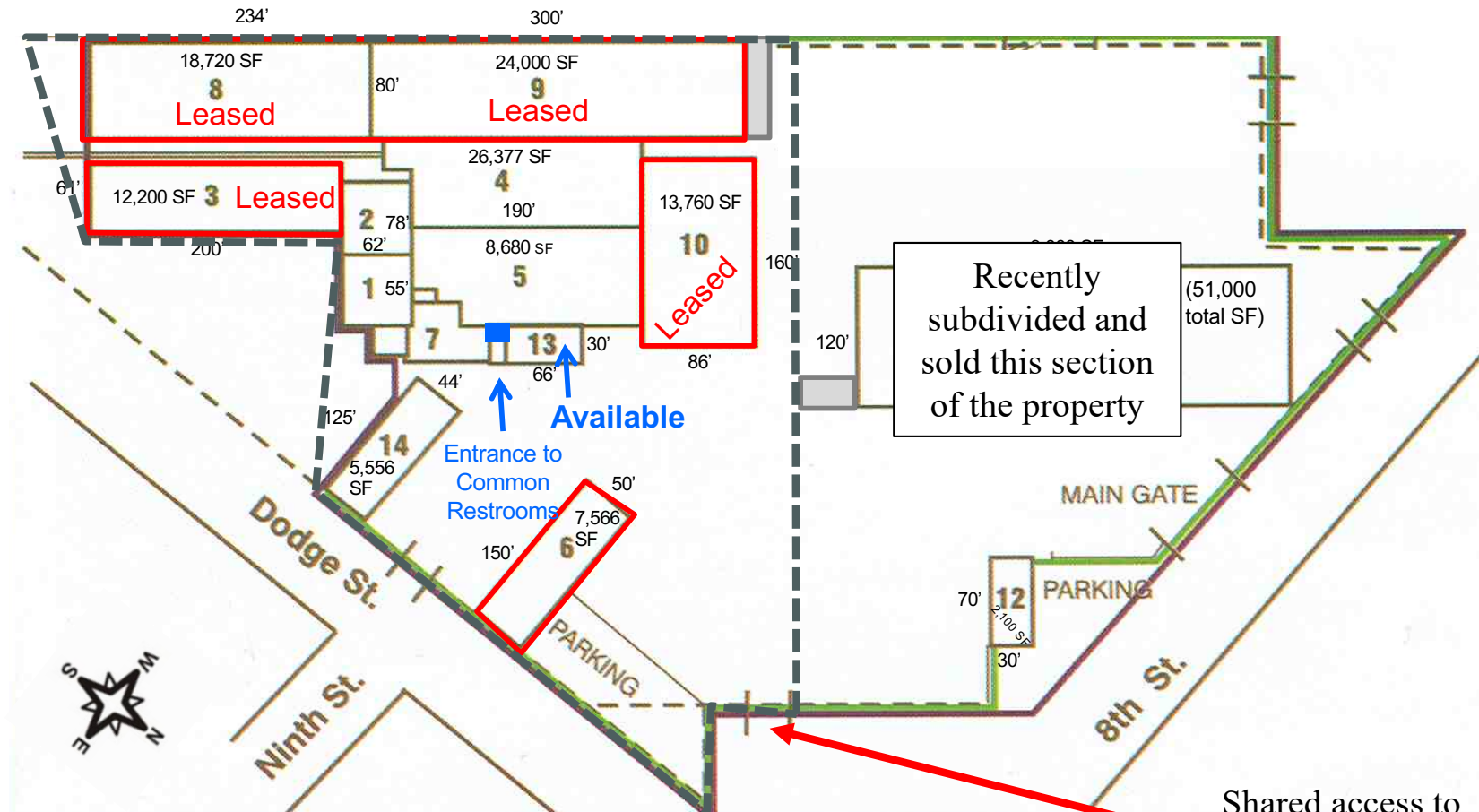
Property Layout

--- Property Line

— Security Fence

■ Common Restrooms

Confluence Dr. (4-Lane Bypass)



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

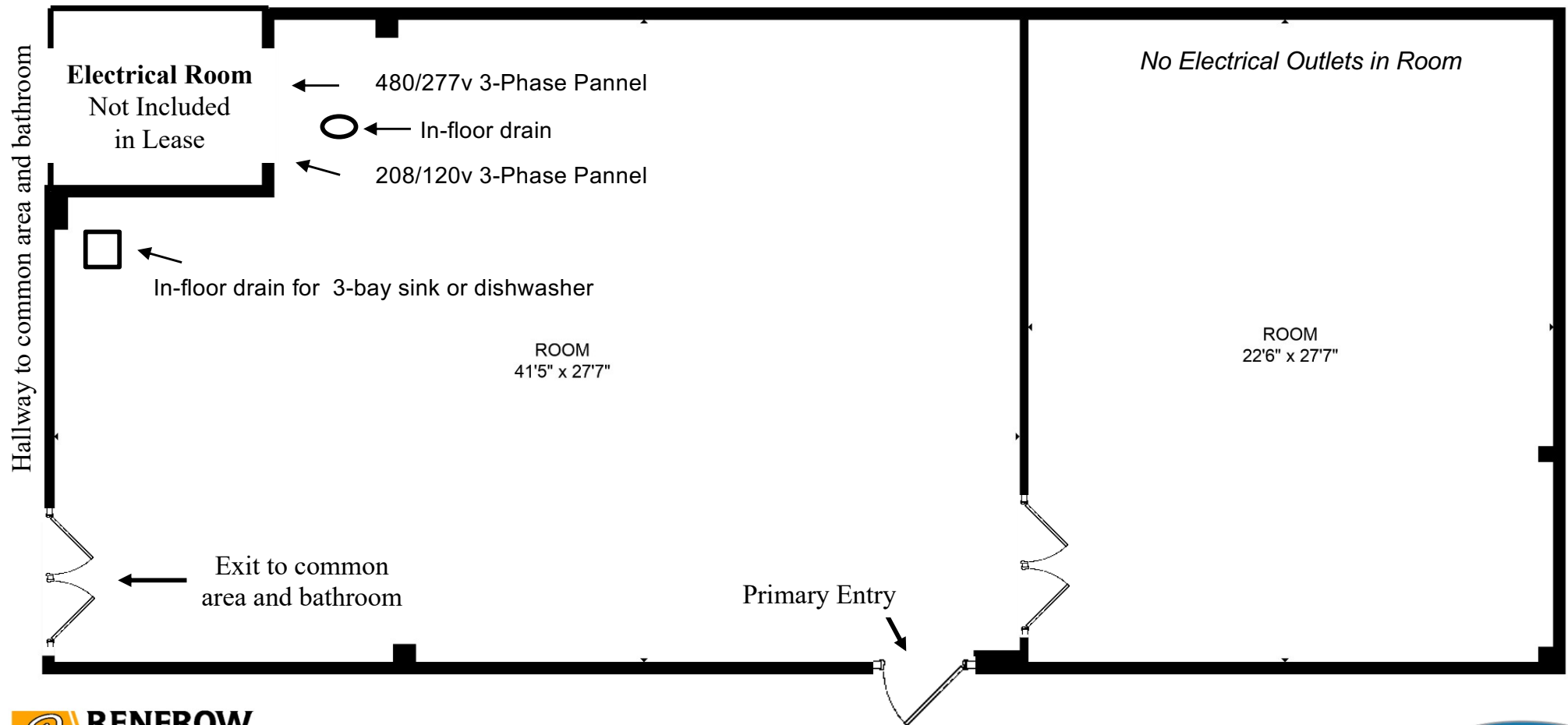
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Unit Specifics

- ~2,250 sq.ft.
- Power
 - 208/120v 400 amp 3-phase
 - 480/277v 400 amp 3-phase
- drop-down power from ceiling
- 2- Sets of double doors
 - 14' ceiling
- Open workspace, maintenance or storage space
- Floor Drain for three-bay sink or dishwasher
 - Water in unit
 - Steel Construction
- Concrete Flooring with drain
 - Steel and Metal roofing
 - HVAC climate-controlled



Photographs

Building 13
~2,250 sq ft



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: Clearnetworkx (970) 240-6600
CenturyLink (800) 244-1111



Floor drain for sink



Floor drain

Utility Map



Photo from Delta County

9/16/2025



Subject Property

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

Photo from Delta County GIS



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

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 salvage yards.
3. Junk yards.
4. Animal sales yards.
5. Mineral extraction and processing.

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)

* Taken from City of Delta Zoning Regulations 2021

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- **Building 13:** ~2,250 sq. ft.
- **Warehouse or Maintenance** area space with one set of exterior double doors,
 - **14' ceilings** and concrete floors with a **floor drain**.
 - Positioned on **Delta bypass = strong truck access + visibility**
- Easy access for **regional distribution across Western Colorado**
 - Close to **downtown amenities + workforce base**
- Prime industrial/commercial location with easy access
 - Zoned "I" Industrial in the City of Delta

\$1,900/mo
Adjusted Gross

Contact John Renfrow at (970) 874-1500

