

1765 & 1775 Launa Dr

Montrose, Colorado 81401



SALE INFORMATION PACKET

John Renfrow * Renfrow Realty

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

www.RenfrowRealty.com

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



Prime Industrial Opportunity with Expansion Potential

1765 & 1775 Launa Dr, Montrose, Colorado 81401

Address	~Bldg Sq.Ft.	~Lot Acreage	~Lot Sq Ft	Listing Price	\$/Building Sq.Ft.	\$/Lot Sq Ft
1765 Launa Dr	3,880	1.106	48,177	\$998,888	\$257.45	\$20.73
1775 Launa Dr	--	1.106	48,177	\$400,000	--	\$8.30
1765 & 1775 Launa Dr	3880	2.212	96,354	\$1,398,888	\$360.54	\$14.52

Positioned in one of Montrose's rapidly expanding commercial corridors, this versatile industrial property offers a rare opportunity with **two deeded parcels**, each consisting of **1.10 acres**. Available for purchase **individually or together**, this property provides flexibility for investors, owner-users, or developers looking to capitalize on a high-growth area.

One parcel is improved with an approximately **3,880 square foot building with additional ~8,467 sq ft carport** designed to support a variety of business operations. The existing improvements include a combination of **warehouse, office, and retail space**, along with additional outbuildings that enhance functionality and usability for multiple industrial or commercial uses.

Zoned **I-2 (General Industrial)** within the City of Montrose, the property supports a wide range of permitted uses, making it ideal for businesses requiring space, accessibility, and adaptability. The second parcel offers **valuable expansion potential**, allowing for future development, storage, or additional structures to support business growth.

Strategically located with **easy access off Highway 50 / N. Townsend Avenue**, the property benefits from strong visibility and convenient connectivity to major transportation routes. Surrounded by ongoing commercial development, this location continues to see increased demand and investment activity.

This is a unique opportunity to secure a **scalable industrial asset** in a thriving market with flexibility, income potential, and room to grow.

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Aerial View



★ Subject Properties

Photo from Montrose City GIS/EagleView



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(Boundary lines are approximate and should be verified.)

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Directions to Property

Starting from Renfrow Realty

1832 South Townsend Ave,
Montrose, CO 81401
Office number (970) 249-5001

- ↑ Head toward Montrose Dr
285 ft
- ↶ Turn left onto Montrose Dr
66 ft
- ↶ Turn left onto S Townsend Ave
ⓘ Pass by Burger King (on the left in 1.3 mi)
2.8 mi
- ↶ Turn left onto Launa Dr
138 ft
- ↷ Slight left to stay on Launa Dr
ⓘ Destination will be on the right
0.2 mi

Scan QR code for
directions from Google
Maps

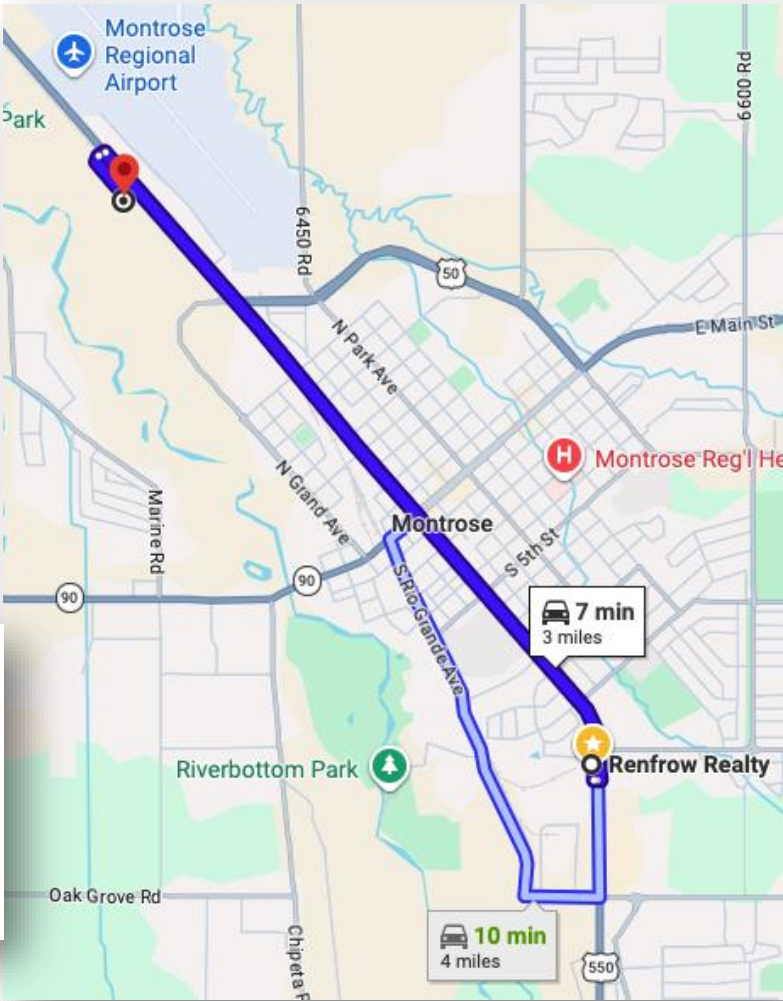


Photo from Google Maps



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Account Detail

1765 Launa Dr
Account: R0650440

1775 Launa Dr
Account: R0650442

Owner Information

Owner Name: Elizabeth and Douglas Nava

Owner Name: Orme Family Partnership LLLP

Tax Information

2025 (Actual)	\$7,865.60
2026 (Estimated)	\$7,283.64

Combined Actual 2025	
2025 (Actual)	\$11,120.52

2025 (Actual)	\$3,254.92
2026 (Estimated)	\$3,134.00

Assessment Information

Actual (2026)	\$414,490
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Actual (2025)	\$586,000
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Actual (2026) \$171,510

Type	Actual	SQFT
Improvements	\$242,980	3880
Land	\$171,510	48177

Type	Actual	SQFT
Improvements	\$242,980	3880
Land	\$343,020	96354

Type	Actual	SQFT
Land	\$171,510	48177

Legal Description

Parcel Number 3767-273-27-007

Legal Summary Subd: STRYKER COM-DUSTRIAL
PARK Lot: 11 S: 20 T: 49 R: 9

Actual Year built 1981

Parcel Number 3767-273-27-008

Legal Summary Subd: STRYKER COM-DUSTRIAL
PARK Lot: 13 S: 20 T: 49 R: 9



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

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1765 Launa Exterior Photos



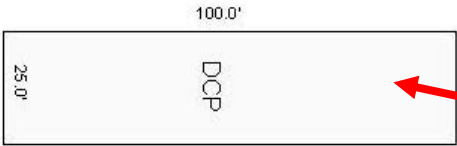
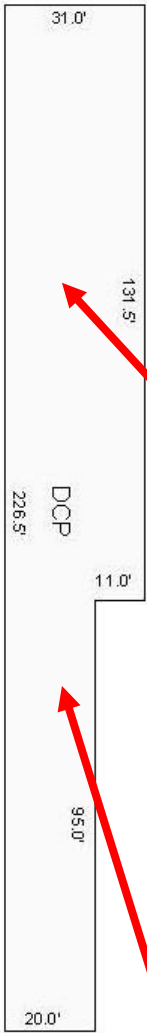
1765 Launa Photos



1765 Launa Photos



1765 Launa Outbuilding Photos



Additional ~8,476 sq ft of
Carport Parking



1775 Launa Photos



Lot is split with fence in middle
Entire lot is fenced for security
Level and covered with gravel



Property General Information

Utilities

- Water/Sewer/Trash - City of Montrose (970) 240-1400
- Natural Gas - Black Hills Energy (800) 563-0012
- Electricity - DMEA (970) 249-4572
- Fiber
 - Clearnetworx (970) 240-6600 (available)
 - Elevate (970) 240-6873 (available)



Security System



Evaporative Cooler

Property Specifics

- Heating
 - Suspended Natural Gas (in Detail Shop)
 - Natural Gas – Forced Air (Office Spaces)
- Cooling
 - Evaporative Cooler
- 3 Phase power
 - 120/208v



Office Furnace

Lease Information

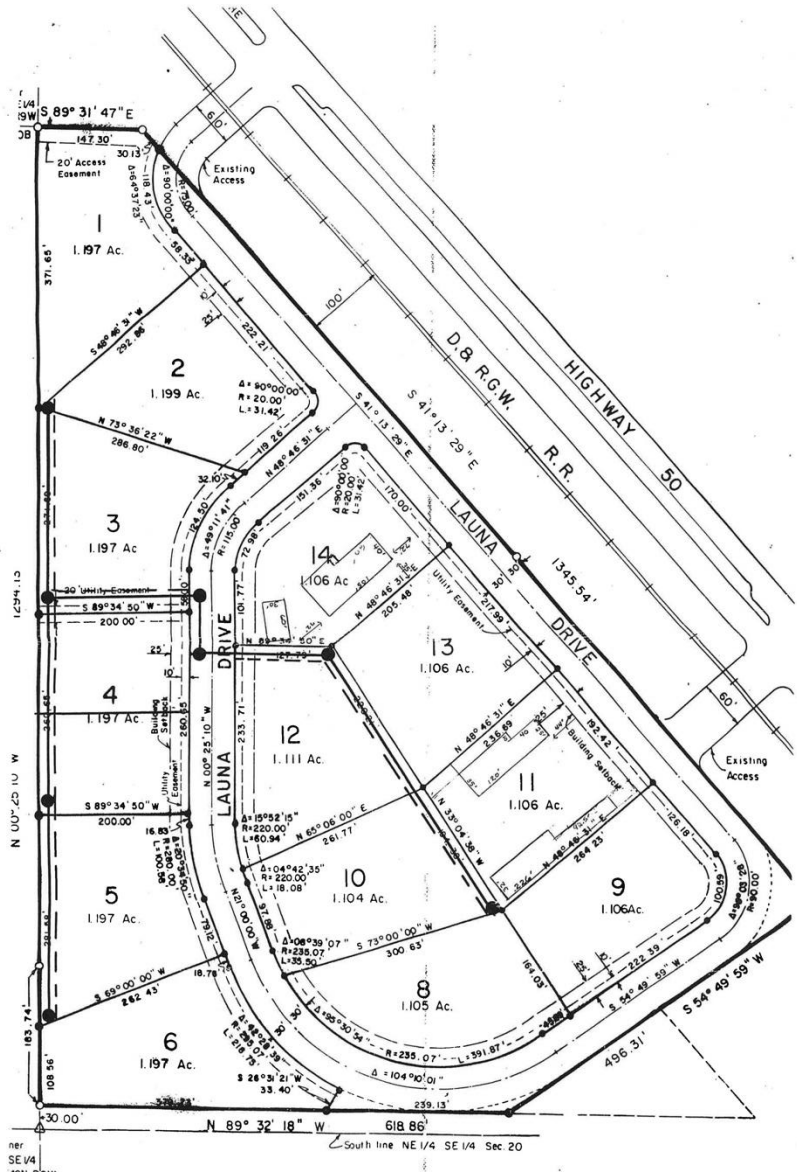
- 1765 Launa Dr (main building)
 - Current tenant will be vacated by December 20, 2026
 - Willing to vacate sooner with proper notice
- Carport Parking
 - Month to Month lease



Suspended Heat in
Detail Shop

Survey

Provided by:
Mesa Engineering
May 5, 1977



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City of Montrose Zoning Map

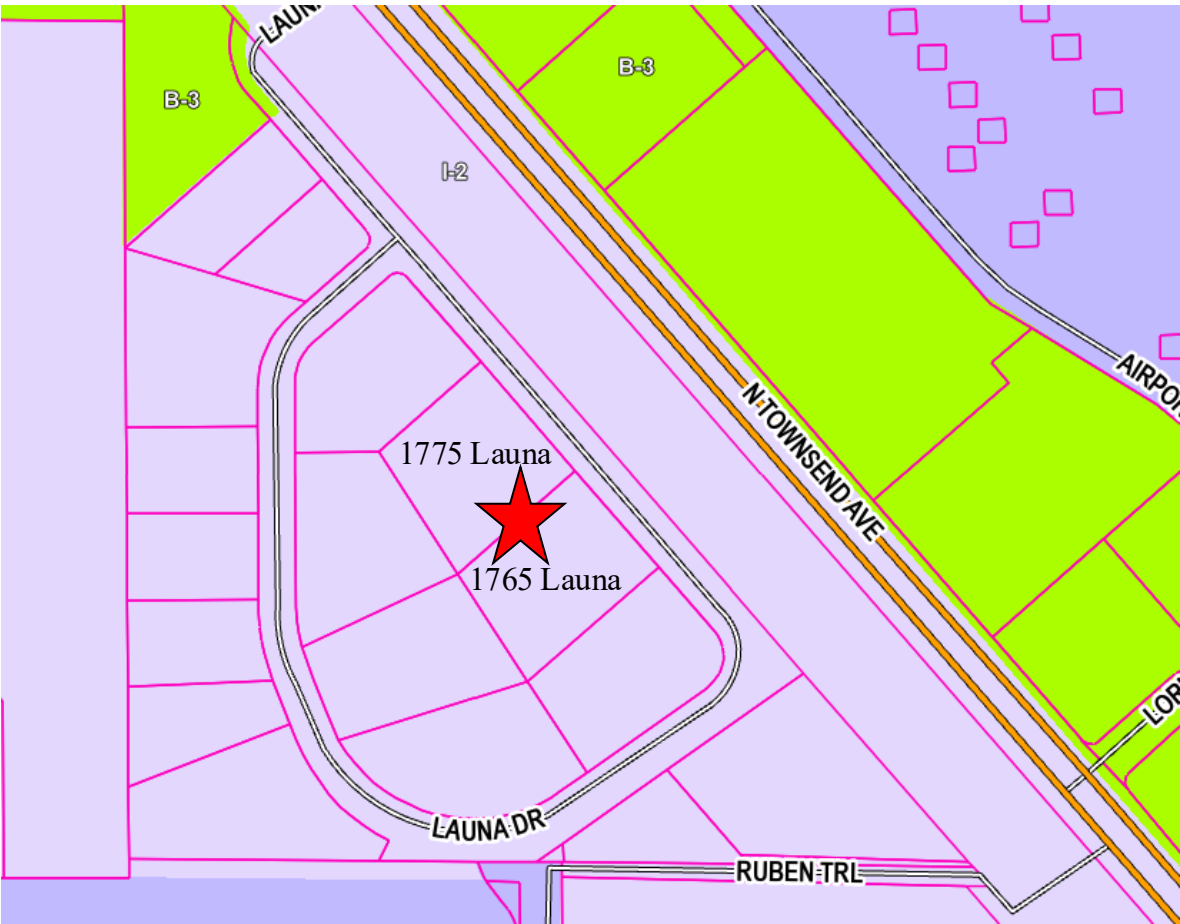


Photo from Montrose County GIS/EagleView

City of Montrose Zoning Districts

- B-1, Central Business
- B-1A, Community Commercial
- B-2, Highway Commercial
- B-2A, Regional Commercial
- B-3, General Commercial
- B-4, Neighborhood Shopping
- I-1, Light Industrial
- I-2, General Industrial
- MHR, Mobile Home Resid
- MR, Medical/Residential
- OR, Office/Residential
- R-1, Very Low Density
- R-1A, Large Estates
- R-1B, Small Estates
- R-2, Low Density
- R-3, Medium Density
- R-3A, Med High Density (Apts.)



- Subject property is zoned I-2 “General Industrial” in the City of Montrose
- Zoning regulations are listed on the following page
- For more information contact the City of Montrose at (970) 240-1400



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Zoning Breakdown — Montrose (Commercial/Industrial Zones)

"I-2" General Industrial District*

Montrose CO Code of Ordinances, Sec. 11-7-6(H), Ord.
No. 2706, 3-17-2026

Intent:

Intended to provide for most industrial and manufacturing uses, subject to performance standards.

Legend: **R** = Permitted by right | **C** = Conditional use (requires review) | **—** = Not permitted

A = Accessory use | **T** = Temporary use (permit required)

Permitted Land Uses — I-2 (General Industrial District):

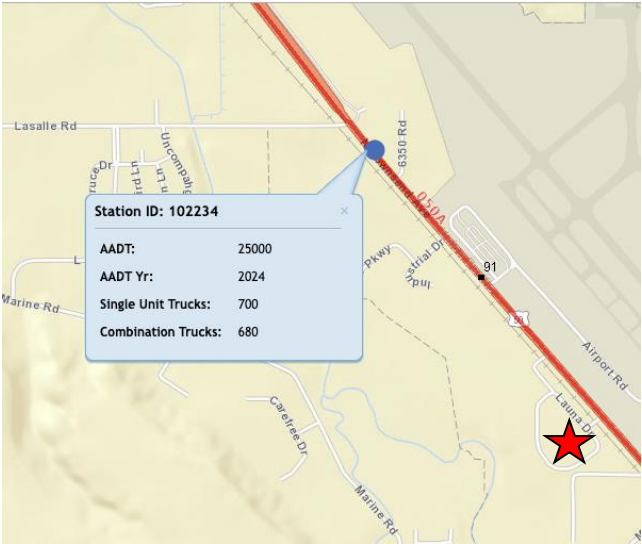
Land Use	I-2	Land Use	I-2	Land Use	I-2	Land Use	I-2
Vehicle sales, rental, repair or service	R	Retail sales and personal service establishments	C	Childcare facility	R	Accessory Dwelling Unit	R
Bed and breakfast	—	Retail sales w/ limited manufacturing	C	College or other place of adult education	—	Dwelling, Duplex	R
Building materials business	R	Sexually oriented business	—	Daytime social service activities	—	Dwelling, Fourplex	R
Commercial greenhouse	R	Shooting range, indoor	C	Family child care home	R	Dwelling, Multi-household	R
Electric vehicle charging station, retail	—	Short-term rentals	R	Government buildings and facilities	R	Dwelling, Single Household Attached	R
Farm implement sales or service	R	Bar or tavern	C	Hospital	—	Dwelling, Single Household Detached	R
Food truck court	C	Theater	—	Library	—	Dwelling, Tiny Home	—
Fueling station or retail with fuel pumps	C	Veterinary clinic/hospital, small animal	C	Museum or visitor center	—	Dwelling, Triplex	R
Funeral home	—	Veterinary clinic/hospital, large animal	C	Parking facility	—	Group home - disabled 8 or less	R
Hotels and motels	—	Storage facilities, fuels and chemicals	R	Private and fraternal clubs	—	Group home - disabled > 8 persons	C
Laundry facility, self-service	—	Aircraft support services	R	Public transportation facilities	C	Group home, other	C
Manufactured/tiny/travel home sales or service	R	Construction equipment storage facility	R	Religious assembly	C	Home occupation	A
Medical clinic	C	Feed storage and sales establishments	R	Schools; Elementary, Middle and High	—	Supportive housing	—
Micro-brewery, micro-distillery, or micro-winery	C	Fulfillment Center	R	Unhoused Shelter	—	Antennas	C
Office, business	R	Manufacturing and non-manufacturing uses	R	Live/work unit	R	Public utility service facilities	R
Outpatient drug treatment clinic	—	Industrial use, other	R	Mixed use building	R	Solar farms	R
Travel home park	—	Storage facilities, indoor	R	Golf course	—	Towers	C
Campground	—	Storage facilities, outdoor	R	Parks, open space and recreation facilities	R	Accessory uses	A
Rental business	C	Warehouse and wholesale distribution	R	Private recreation facility, indoor	R	Temporary use	T
Restaurant	C	Airport	R	Private recreation facility, outdoor	R	Travel home	T
Drive-in or drive-through	C	Assisted living facility	—				

Colorado Department of Transportation (CDOT) Traffic Count*

For additional information:
Contact Brian Killian at CDOT
(970) 683-6284 or brian.killian@state.co.us



Photo from Google Maps / Street View



★ Subject Property

N. Townsend
Ave/US Hwy 50

Launa Dr

DAILY TRAFFIC (07/15/2025)

Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
P	96	58	20	34	133	351	477	746	818	861	918	832	681	785	844	985	832	837	1,003	859	509	529	343	163
S	37	32	34	77	146	545	783	1,025	1,048	1,026	914	897	973	929	868	863	1,019	938	704	448	271	280	111	67

P = Primary Direction: The direction of increasing mile posts (generally traffic heading to the north or east).
S = Secondary Direction: The direction of decreasing mile posts (generally traffic heading to the south or west).

FUTURE TRAFFIC (Projection Year 2046)

Select	Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT	Projected Single Trucks	Projected Combined Trucks
	102234	050A	90.542	91.878	25,000	2024	700	680	5.5	9	29,400	823	800

AADT: Annual average daily traffic is the total volume of highway vehicles for a year divided by 365 days. It is a useful and simple measurement of how busy the road is.

*Raw Data taken from <http://dtdapps.coloradodot.info/Otis>
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Two Parcels. Multiple Uses. Endless Potential.

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- Two deeded lots totaling ~2.20 acres (~1.10 acres each)
 - 3,880 sq ft building on one parcel
- Multiple outbuildings with warehouse, office, and retail components
 - Zoned I-2 (General Industrial) – City of Montrose
 - Can be purchased separately or together
 - Excellent access from Hwy 50 / N. Townsend Ave
 - Located in a booming commercial area
 - Expansion potential on vacant parcel

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