

18436 F Road, Delta, CO

Heavily Powered Industrial Property for Sale



Rare industrial property for sale with approximately 20,245 square feet on 6.25 ± acres. The building is designed to allow two separate uses. The main building has a large office area that comprises of a reception area, 3 offices, a shop office with entrance from the warehouse, kitchenette, two 1/2 restrooms and one full bathroom. The warehouse is in two sections connected which could accommodate two businesses. There is a 13'x14' interior roll up door that connects the two buildings. The 2nd building has a partition wall that could be removed if needed, mezzanine loft, shop office and 1/2 restroom. In the two buildings, there are 4 exterior warehouse doors: 16'x28' ideal for semis; 16'x16'; 14'x14' and 10'x12'.

The power at this property could run a small city! The system is designed for Heavy-Duty Industrial Applications with 480 Volt, 3 Phase "WYE" configuration (not Delta); 1,000 KVA, 800 Amp Service with additional transformers to reduce to low voltage and Square D Gear.

There is a 8,500 ± square foot concrete pad ready for another building. Lots of room for storage, parking and turn radius. Entrance is a shared driveway off F Road. There are 2 gas meters (Black Hills Energy), 1 electric meter (DMEA) and 1 Tri-County water meter. Property is on a septic system. Floors are estimated to be 12" concrete slab. Metal building with infrared radiant heat in the warehouses and forced air for heat and cooling in the office. The kitchen area has washer & dryer hook ups.

Available for immediate occupancy. Great investment opportunity to lease out to one or two tenants as well as to expand by building on the concrete slab. Priced at only \$88.93 per sq.ft.!

Attractive Seller Financing Available for Qualified Buyers

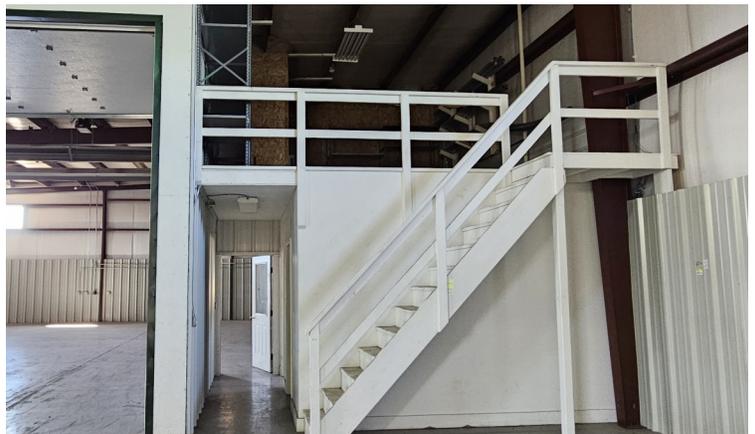
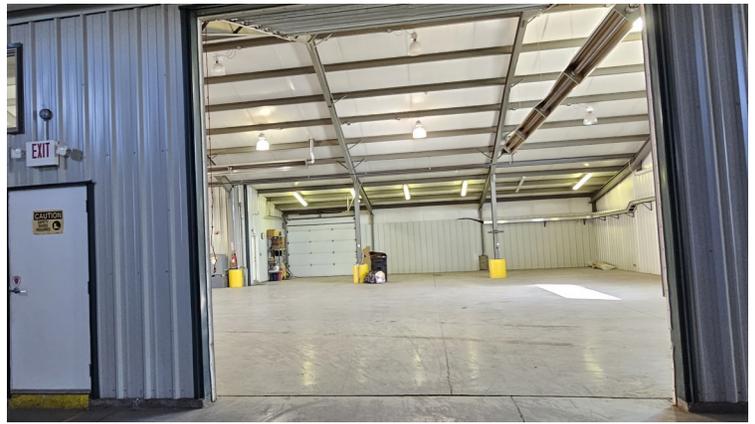
Offered at \$1,800,000

300 Stafford Lane, Suite 30212
Delta, Colorado 81416
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Building Facts

Parcel Number	345528215002
MLS Number	808389 & 20234311
Zoning	Industrial A-5
Address	18436 F. Rd., Delta, CO 81416
Built	2005
Square Footage*	20,240 ±
Acreage*	6.25 acres ±
Buildings	one-story building
Includes	<p>480 Volt, 3 Phase "WYE" configuration (not Delta); 1,000 KVA, 800 Amp Service with additional transformers to reduce to low voltage and Square D Gear.</p> <p>Windows in warehouse area allowing natural lighting. Bays large enough for semi trailers.</p> <p>Kitchen area, full bath provides possible live / work set up.</p> <p>There is a 8,500 ± square foot concrete pad ready for another building.</p>
Utilities	<p>1 Tri-County Water Meter DMEA - 1 Electric Meter Black Hills Energy - 2 Gas Meters Elevate for internet Septic system</p>
Heating	Gas, Infrared & forced air
Cooling	Forced air in offices
Property Taxes	2022 \$17,072.20
Building Construction	Metal
Amenities	Gorgeous views of the West Elks and San Juan Mountain range
Property	Irregular shaped property, building situated to the east end of the property boundary allowing maximum usage of the property for future expansions, storage, parking for semi tractors, trailers and such. Entrance is a shared driveway off F Road.



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*Information provided is deemed reliable but not guaranteed by the Brokers.
It is advised to verify all information and/or obtain professional advice. Price and terms may change without notice.*



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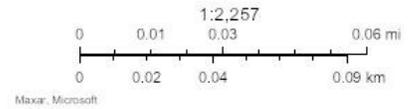
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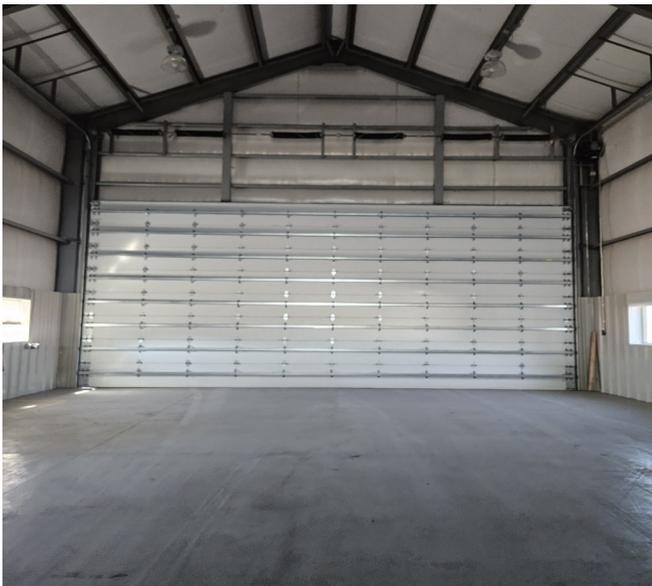


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Delta County 2019
Property Map



GRAND MESA
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Grand Mesa Real Estate Services

300 Stafford Lane, Suite 30212

Delta, Colorado 81416

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Delta, Colorado

Elevation 4,953 ft. | Population 9,224 (2021)

History:

The City of Delta, the namesake and seat of Delta County, was originally set up as a trading post for Ute Indians and the new settlers from the east. Delta is situated where the Uncompahgre and Gunnison Rivers come together.

What to Do:

Historical attractions include Ft. Uncompahgre, a reconstruction of the original trading post used by traders, trappers and Native Americans, the Delta County Historical Museum, and Delta's murals. Four high adventure and outdoor enthusiasts, hike the designated Dominguez/Escalante National Wilderness Areas and the Grand Mesa, or in the winter, there is snowshoeing, cross country skiing, downhill skiing, ice fishing, sky diving, golf, mountain biking, disc golf, and so much more!



WWW.DELTACOUNTYCOLORADO.COM

The Grand Mesa

Well known as the world's largest flat top mountain, Grand Mesa needs to be at the top of your list of "places to see." This mountain has so much to offer everyone, from local residents and travelers of the Western Slope, to all the magnificent wildlife that depend on the natural resources of the land. It reaches into the sky at over 11,000 feet, and including the Grand Mesa National Forest, spreads across 564 square miles.

One of the best features it has to offer its admirers is The Grand Mesa National Scenic Byway 65, which is open year round. You can witness some of the most glorious views from this 63-mile highway that will wind you through a perfectly painted picture of Mother Nature at her best. Each of the four seasons presents



its own individual beauty and activities for the true nature lover.

Open from early June through late September, depending on the snowfall, the Crag Crest National Recreation Trail is a must for the one who truly wants to experience the grandeur that the mesa has to offer. This trail alone can provide scenery that exposes at least 10 million years of the Grand Mesa's history. Volcanic action, glaciations, uplift, deposition, and erosion are just some of the geological processes which



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