

**7,415± SF Insulated Warehouse with 3-Phase Power
COLD STORAGE FOR LEASE!
21922 Austin Road | Austin, CO 81410**



Building was originally built for cold storage. Owner is currently cleaning it out and making repairs.

He is leasing the 3 large, open sections (west end) of the building that has a dock high with an 8 foot roll up door and an 8 foot ground roll up door, along with pedestrian door entrance. Owner has more A/C that could be installed if needed.

Building has 3 phase power, 800 amp with 208 voltage and could add a step up transformer if needed. Tenant will pay electric on a pro-rata basis. There is a shared restroom in another section if required. Additional parking available across Austin Road on east side.

Additional space can be made available including office space. Additional space not ready for immediate move-in but timing is based on Tenant's needs. Owner is working on those additional sections now to make it leasable. Convenient location in the center of Delta County, the organic capital of the world (so I heard, we do have a lot of organic farms!) Price based on a 3 year lease term. Would accept a minimum 1 year lease term or longer. Call for lease terms for 1 year lease.

\$3,000.00/month based on a 3-year lease.



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Buyers must be prequalified or have proof of funds prior to showings. 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.

Property Facts

Parcel Number	345501100018
MLS Number	812968
Zoning	Commercial
Address	21922 Austin Rd Austin, CO 81410
Built	1943 Multiple Renovations
Renovations/ Upgrades	Currently undergoing cleaning and repairs by owner
Square Footage*	7,415± Available Now, More As Needed
Acreage*	.47 for main building
Buildings	1 building, half is 2 story, plus connected containers
Building Type	Built for cold storage for agricultural use, heavily insulated, additional A/C available 1 dock high loading area and 1 ground level 8 ft roll up with pedestrian doors. Shared restroom if needed
Utilities	Water by Town of Orchard City Electric by DMEA Sewer by Town of Orchard City
Heating	Ceiling mounted heater/electric in one section
Cooling	None but available
Additional Space	Additional storage will be available to lease. Along with upstairs office space and container storage. Currently under renovation
Lease Type, Terms	Modified Gross Lease, 3 year lease term, would consider less, price depending on term. Annual increases
Utilities	Landlord pays all utilities, taxes and insurance. Electrical use prorated based on Tenant's usage
Parking	Parking available on the lot east of Austin Road, across from the building
Railroad	Trains do run by the property periodically



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Photos



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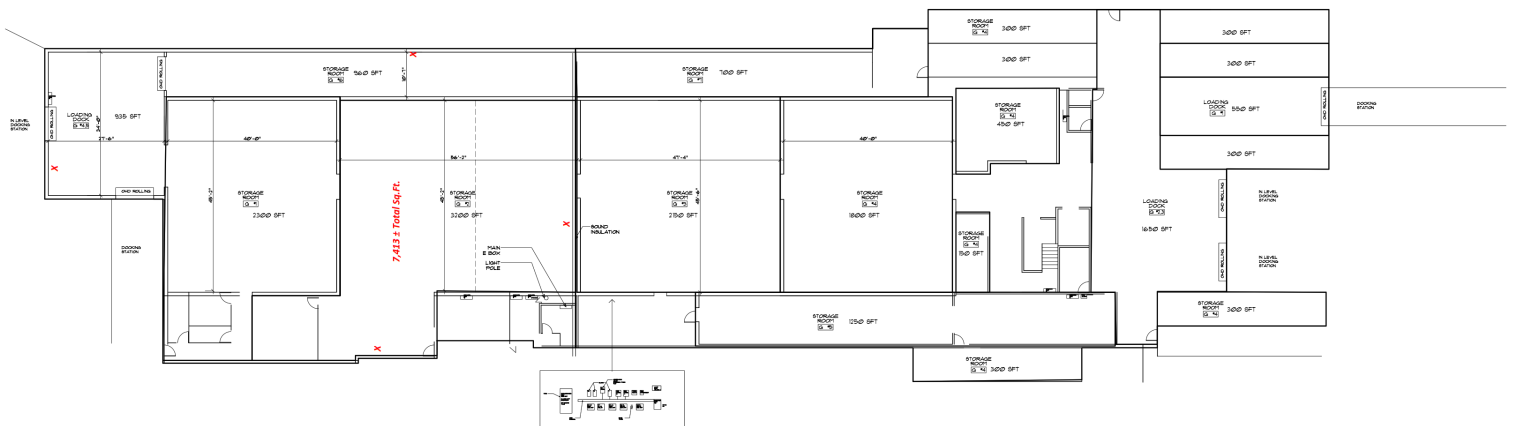


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Overhead View



Floor Plan



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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 created this incredible mountain over the last several hundred million years.



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