

Client Relationship Driven • Strong Community Involvement • Diverse Experience in Real Estate • Extensive Marketing Strategies



MLS # 814605  
& 20242557

THE  
**ZONE**  
OPPORTUNITY

## Storage and Warehouse Development Opportunity | Montrose



4.130 Aproximate Acres



City of Montrose Water



Electricity provided by DMEA



Natural Gas provided by  
Black Hills Energy



Sewer provided by  
City of Montrose

This exceptional 4+ acre lot, zoned B-3, is primed for instant development, boasting shovel-ready status for a vibrant multi-purpose commercial project.



LUCINDA STANLEY, CCIM  
lucinda@grandmesaCRE.com  
970-201-2152



JOHN ANGELO, REALTOR  
john@angeloadvisors.com  
970-596-2492



537 MEEKER ST. DELTA, CO 81416  
P.O BOX 735 DELTA, CO 81416



WWW.GRANDMESARES.COM

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 Information:**

With the stamp of approval from the City of Montrose Planning Commission, the project unfolds in two distinct phases encompassing an expansive 18,000 sq. ft. office/warehouse complex, complemented by a covered parking facility tailored for RVs, boats, and miniature storage solutions. Comprehensive development plans, including civil engineering, elevations, building blueprints, Phase I assessments, land surveys, soils testing, and drainage schemes, have been meticulously completed, sparing potential investors months of preparatory legwork. All essential infrastructure components, from sidewalks to curb cuts and fire hydrants, have already been installed on the site. With an inclusive array of plans and reports, alongside detailed development cost analyses, this opportunity not only promises expedited construction but also offers the prospect of shaving off two years from the conventional development timeline.



**TBD 6300 Rd, Montrose | \$899,500**

**Map Location**



This property is situated 2 miles away from Montrose Regional Airport and near Highway 50. It is also conveniently located 4 miles from Colorado Outdoors and 20 miles from Delta. The general population of Montrose, CO in 2022 is 20,394. Montrose is a rapidly expanding town with a surge of new residential homes and apartments being developed.

The community boasts a variety of amenities, including parks, shopping centers, and highly rated schools, making it an attractive place for families and individuals alike. The town's close proximity to the Black Canyon of the Gunnison National Park offers residents and visitors stunning natural beauty and ample opportunities for outdoor recreation, such as hiking, fishing, and camping.

Montrose also prides itself on a vibrant cultural scene, with local art galleries, theaters, and music venues providing entertainment and enrichment. The Montrose Farmers Market, held weekly, is a beloved event where locals gather to purchase fresh, locally grown produce and handmade crafts, fostering a strong sense of community.



▶ Client Relationship Driven  
 ▶ Strong Community Involvement

▶ Extensive Marketing Strategies  
 ▶ Diverse Experience in Real Estate

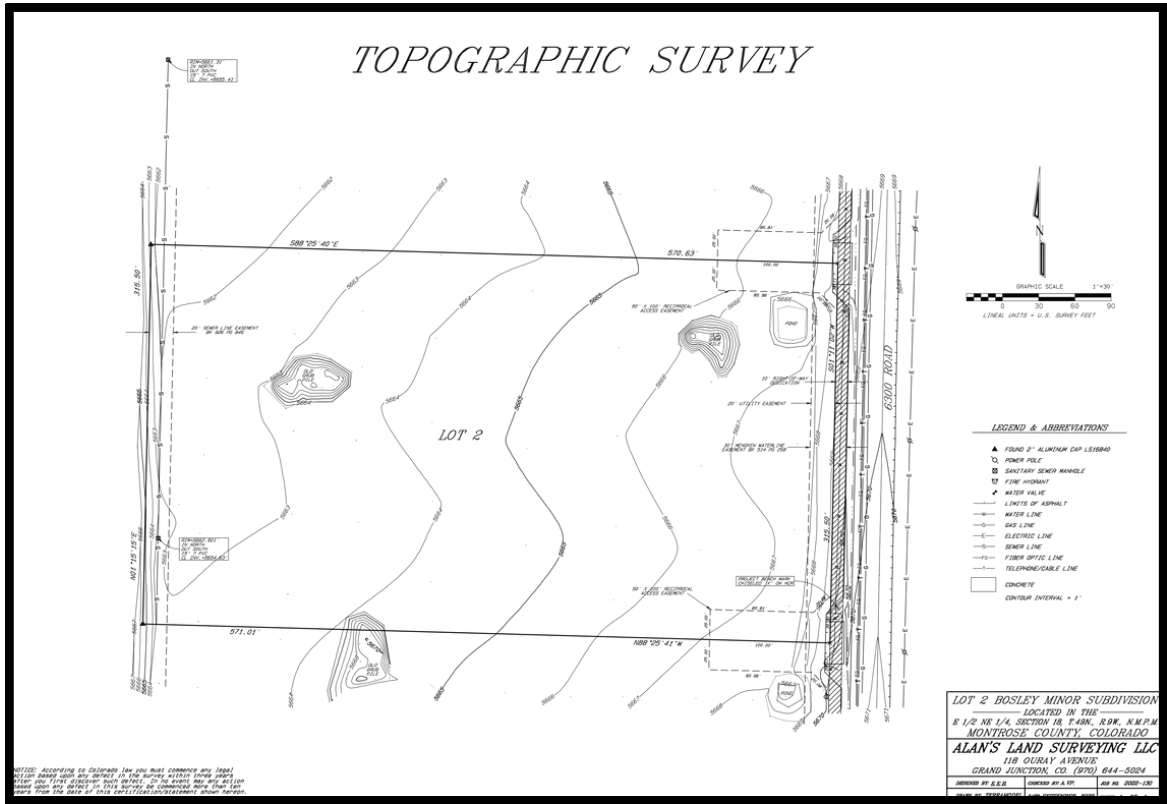
**3D Site Plan**



**Front of building Rendering**

30'x75' building for 8 units, 2,250 sq.ft.  
 each for a total of 18,000 ± sq.ft

**Back of building Rendering**



**Topographic Survey**

**Elevation Drawing**



**ELEVATION KEY NOTES**

- METAL ROOFING BY THE ENGINEERED METAL BUILDING COMPANY BY THE FINAL MTL, AFTER PER PERM FILED LOCATE CONDUIT/POLE LOCATIONS PROVIDED BY PERM
- ALUMINUM SIDING PERIODIC SPRINGING RAY - SOLID ROOFING TYP
- 1/2" ST. GALV. SH HANGER RODS RE. STAINLESS POWDER COAT DARK BRONZE TO MATCH STOREFRONT FINISH TYP
- THE FIN. MTL. CAP FLASHING BY THE ENGINEERED METAL BUILDING COMPANY. METAL PER MFG. SPECS
- ALUMINUM DOWNSPUT SYSTEM BY 1/2" DIA. GALV. SLATING PER APPROVED COMMERCIAL METAL FLASHING/SEAL. PER MFG. SPECS. TYP
- STONE VENEER EXTERIOR METAL PER MFG. SPECS. TYP
- 1" FILL. STUCCO FINISHED TOYAL CAP INSTALL/FLASH PER MFG. SPECS
- 2X 2X6. THE FINISHED MTL. CAP FLASHING BY OFF EDGE PER MFG. SPECS
- INSULATED OVERHEAD DOORS. TYP
- EXTERIOR HEAVY DUTY ALUMINUM ROOF ACCESS LADDER W/ GATE PROTECTORS MFG. ALLOY. MODEL. 30" X 12" OR APPROVED EQUAL METAL PER 2015 BC & MFG. SPECS.
- COMPLETED METAL PANELS PER MFG. SPECS.



TBD 6300 Rd 4.13 Acres  
 Web Print: 05/29/2024

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

©2024 Sidwell. All rights reserved.



LUCINDA STANLEY, CCIM

lucinda@grandmesaCRE.com  
 970-201-2152



JOHN ANGELO, REALTOR

john@angeloadvisors.com  
 970-596-2492

