

Office/Warehouse/Storage Space for Lease
12059 6300 Road
Montrose, Colorado



This commercial condominium is available for immediate occupancy. Part of a 3-unit building with 5,050± SF available. This unit has a wide array of potential uses with a B-3 zoning and a fire suppression sprinkler system. It would make an excellent location for climate controlled storage, business or a retail use with significant space requirements. The property is easily accessible from 6300 Road and has ample paved parking.

Landlord will pay the taxes and building insurance. Tenant will pay for a pro-rata share of utilities and interior maintenance. Attractive lease terms with a minimum 3 years and minimal annual increases.

Available square footage is 5,050, divisible down to 3,550 (#A) and 1,500 (#B) sq.ft. units. Unit #A has 2 restrooms and Unit #B will be set up for storage. Landlord will finish the units separation as needed for the new tenants.

Landlord is a licensed Colorado Real Estate Broker.

Entire space renting at \$3,843.00 per Month, Modified Gross Lease, Call for Details!

CO-LISTED BY:

Lucinda Stanley, CCIM, Broker/Owner
970-201-2152
Lucinda@GrandMesaCRE.com



John Angelo, Broker Associate
970-596-2492
john@angeloadvisors.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 Facts

Parcel Number	376718112001
MLS Number	811369
Zoning	B-3
Address	12059 6300 Rd #101 Montrose, CO 81401
Built	2007
Square Footage*	5,050 ± Total Available, or 1,500 ± Unit B for storage 3,550 ± Unit A w/ 1 restroom
Landlord's work	Landlord will create the two units, install the demising wall and install a roll up door access for Unit B.
Monthly Rent	\$2,343 per month for Unit A \$1,500 per month for Unit B plus shared Utilities
Utilities	Water by City of Montrose; DMEA Electric, Black Hills Energy and Elevate Fiber
Heating & Cooling	Suspended Space Heater and Evaporative Cooling
Layout	Two entrance doors and a side door to a small courtyard/seating area. 1 restroom and 1 kitchenette area with a washer/dryer hookup. Formerly a fireplace store with lots of gas connections and cubical areas. Landlord will remove as needed.
Signage	Signage allowed on building, Landlord to approve signage
Parking	Plenty of parking in the front as well as parking available in the back
Fire Suppression	Building is sprinklered
Availability	Upon execution of a lease and suite modification
Lease Type and Terms:	Modified Gross, minimum 3 year term with minimal annual increases. Tenant pays a prorated share of the utilities on a monthly basis.



*Obtained from the Delta County Tax Assessor's Records. Buyer to verify Square Footage.

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Interior Photos



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Aerial Photos



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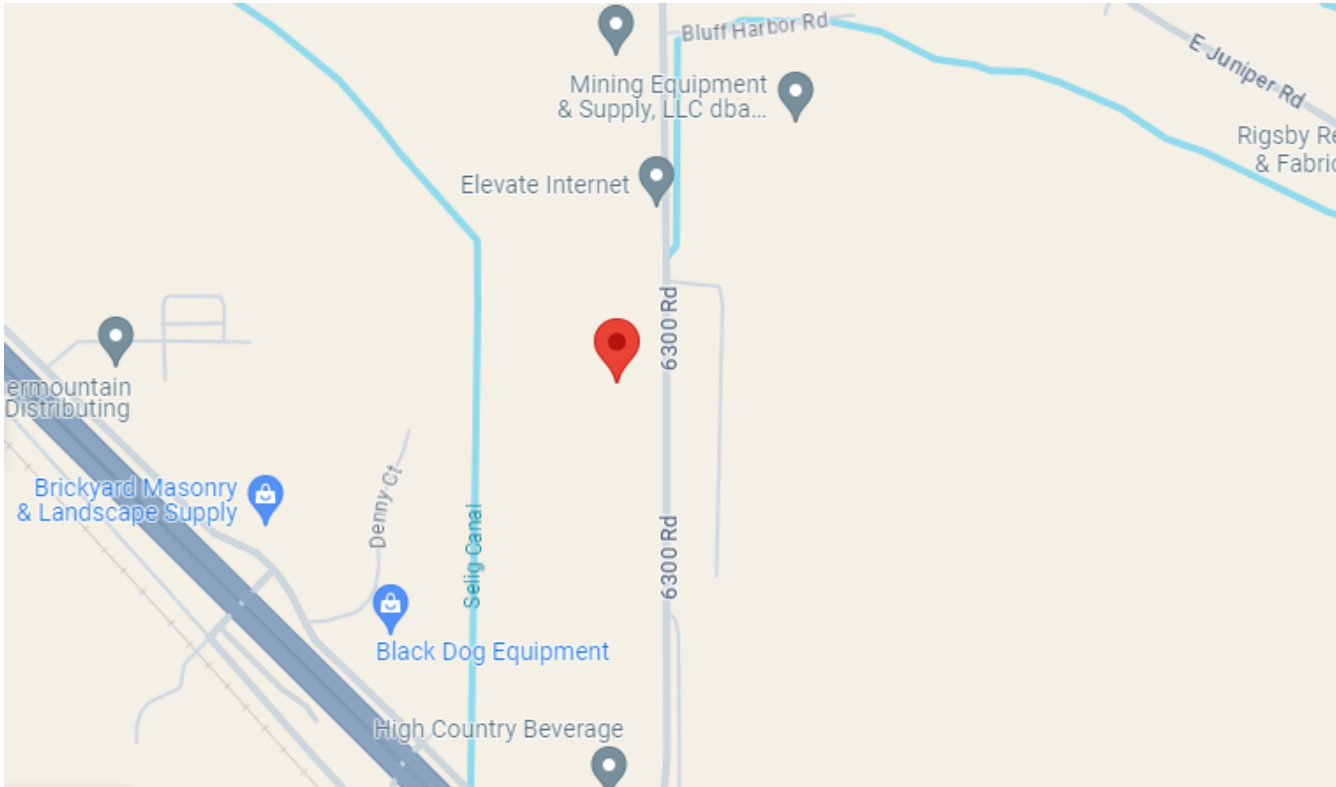
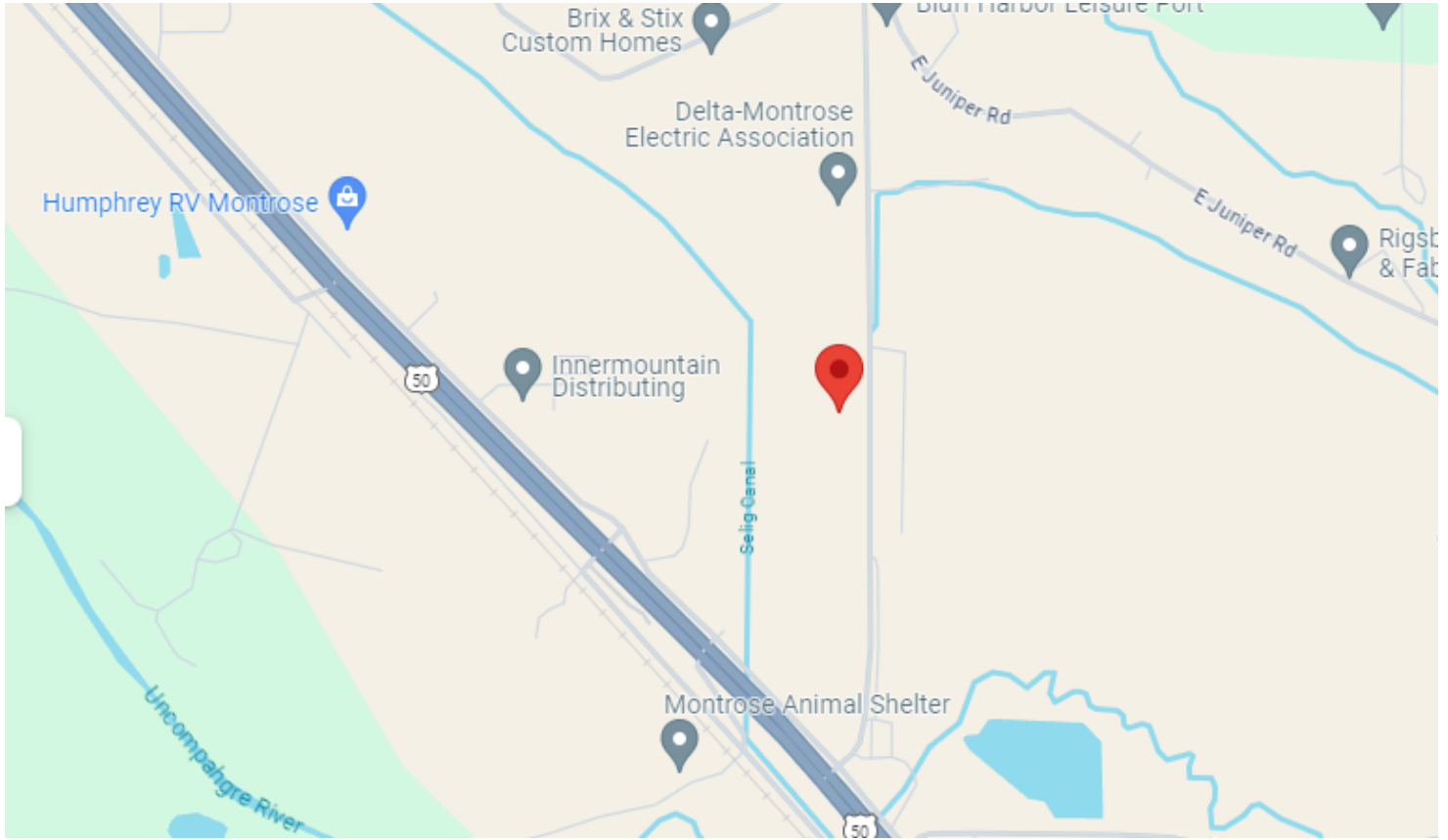
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Street Map



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Montrose, Colorado

(as posted by www.visitmontrose.com)



Elevation: 5,807'
Population in 2024: 21,631
Population change since 2020: +6.26%

The Ute Indians

Originally, Montrose County was home to the Ute Indians, who hunted, fished, and lived off the land of the Uncompahgre Valley. Chief Ouray and his wife, Chipeta, are two of the best-known names from that era. The Ute Indians were removed from Montrose County to a reservation in Utah in 1881. The town of Montrose was founded in 1882, with the county officially established in 1883. Joseph Selig, one of the founders, named the town after the Duke of Montrose, a character from one of the Sir Walter Scott's novels.

Early Montrose

Early Montrose was a typical frontier freighting and cow town. At the turn of the century, the settlers of the highly fertile, semi-arid Uncompahgre Valley explored the formerly inaccessible regions of the Black Canyon of the Gunnison River. The search for irrigation water was one of the first Bureau of Reclamation projects and resulted in an astonishing engineering feat, the seven mile Gunnison Tunnel. The tunnel enabled Montrose to become a highly diversified agricultural area.

Discover Montrose

Montrose is a historic Colorado town on the beautiful Western Slope of the Rocky Mountains, perched in the perfect spot to serve as your base camp for year-round outdoor adventure. The city made Outdoor Life magazine's list of "Top 200 Towns for Outdoorsmen" in 2010 because it is surrounded by vast stretches of public lands where visitors can enjoy a seemingly endless variety of outdoor activities throughout the year.

Montrose has often been described as the Hub of Western Colorado because it truly is located in the middle of everything, including an unbelievably vast selection of outdoor and indoor activities. Thus the slogan "Stay here, play everywhere."

Black Canyon of the Gunnison National Park



<https://www.nps.gov/blca/index.htm>

Deep, Steep, and Narrow

Big enough to be overwhelming, still intimate enough to feel the pulse of time, Black Canyon of the Gunnison exposes you to some of the steepest cliffs, oldest rock, and craggiest spires in North America. With two million years to work, the Gunnison River, along with the forces of weathering, has sculpted this vertical wilderness of rock, water, and sky.

Elevations of the Black Canyon

The lowest elevation in Black Canyon of the Gunnison is 5,440 feet (at the Gunnison River) and the highest elevation is 8,775 feet (at Signal Hill).

<https://www.drinkevolve.com/park/black-canyon-of-the-gunnison-national-park>

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