



MLS # 819066 & 20244960

Office/Warehouse For Lease

500 W. 2nd Street Delta, CO

- 5,000 ± Sq.Ft. Warehouse
- 2 Roll Up Doors
- Lobby / Office Area
- Yard Space for Outdoor Use
- Excellent Exposure
- Fenced and Gated Area
- Zoned I for Industrial Uses
- Utilities: Water, Sewer, Gas, Electric
- Located in the heart of Delta adjacent to the new By-Pass



Lease Price: \$5,000/Month

Plus Utilities / Minimum 3 Year Lease

Price and terms may change without notice.



LUCINDA STANLEY, CCIM

lucinda@grandmesaCRE.com
970-201-2152



JOHN ANGELO, REALTOR

john@angeloadvisors.com
970-596-2492

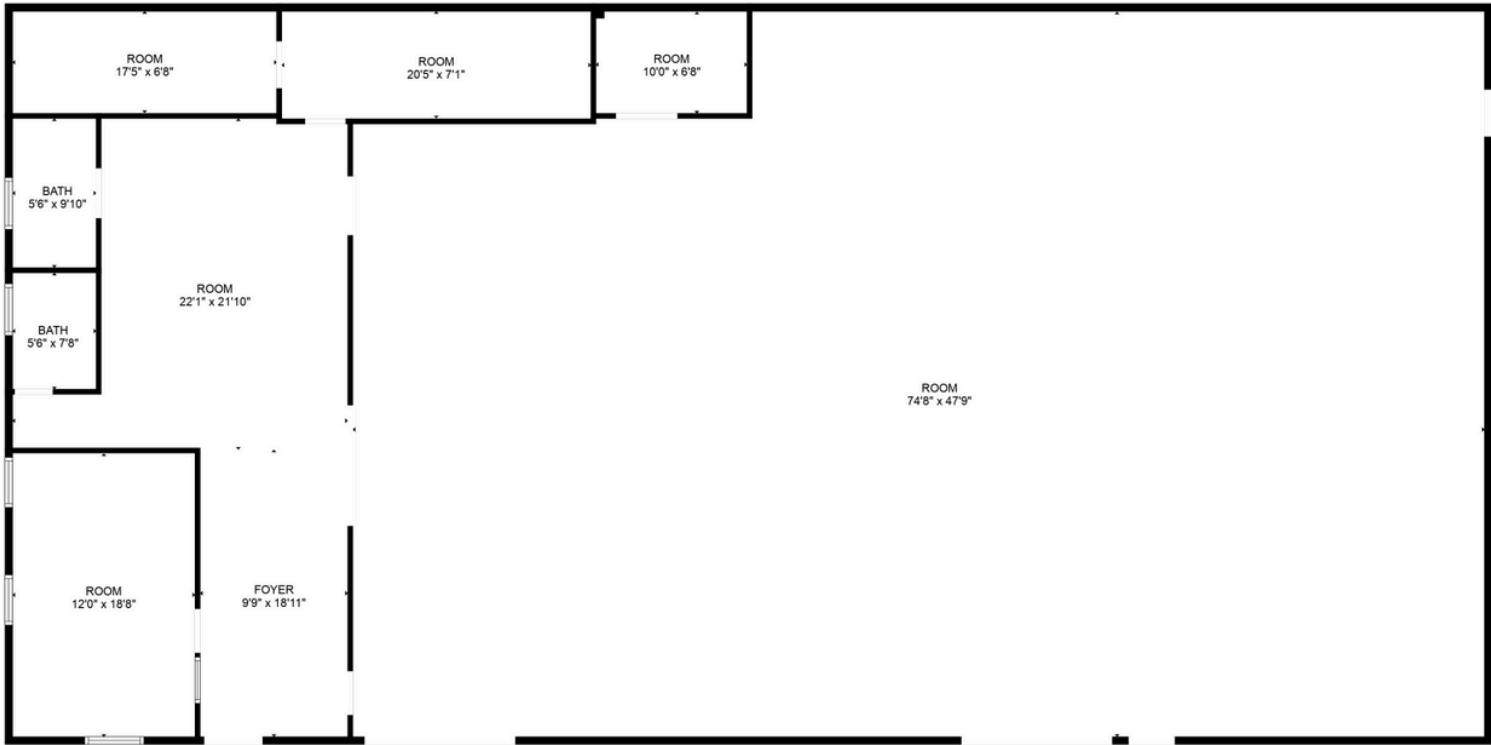
Property Information:

- Originally built in 1970 and recently updated
 - Equipped with plenty of 220 amp plugs
 - New mini split system installed in the front work area and office
 - Two ADA-compliant restrooms, one with a mop sink
 - Open entry area with an office featuring a window for viewing the entrance
 - Large open area includes a wet bar/kitchenette
 - High ceilings in the warehouse area for vertical storage and stacking
 - Two 10 x 10 ground-level roll-up doors
 - Two additional rooms inside the warehouse with ample power for multi-functional use
 - Large yard for outside storage, with potential to use a portion of the fenced-in shared area
 - Entrance off Silver Street through a shared gate
- Building signage provides maximum visibility

Aerial Map:



Floor Plan:

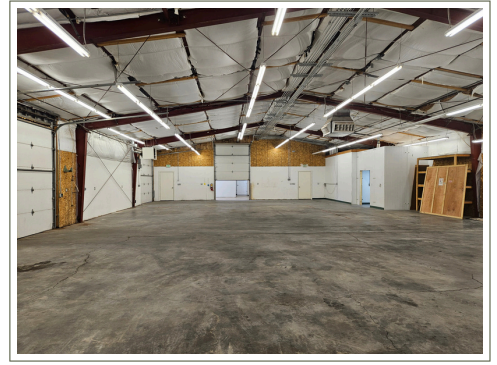


ESTIMATED AREAS
GLA FLOOR 1: 0 sq. ft EXCLUDED AREAS 4788 sq. ft
Total GLA 0 sq. ft, total area 4788 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Photo Gallery:



Pricing and availability may change at any time, at Owner's sole discretion without notice. Interested parties to verify information. Owner reserves the right to approve or disapprove any application for any reason.

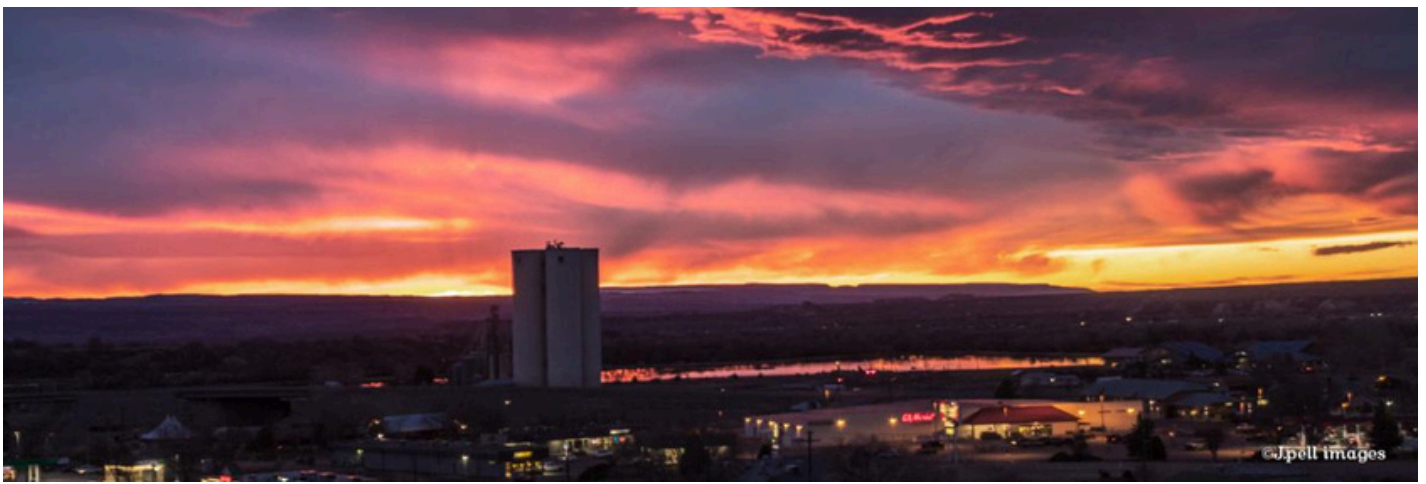
537 Meeker St. Delta, CO 81416

P.O. Box 735 Delta, CO 81416

Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.

WWW.GRANDMESARES.COM

970-512-3000



Welcome to Delta, Colorado!

Delta, Colorado, is a charming city in the western part of the state, known for its beautiful landscapes and agricultural heritage. Located between the Gunnison River and the San Juan Mountains, it offers outdoor adventures like hiking, fishing, and camping, alongside a vibrant small-town atmosphere. With a rich farming and ranching culture, Delta features lush fields and orchards that support the local economy.

As Delta serves as the seat of Delta County, it was originally established as a trading post for the Ute Indians and early settlers at the confluence of the Uncompahgre and Gunnison Rivers. Visit Fort Uncompahgre, a reconstruction of the original trading post, and the Delta County Historical Museum, which showcases fossils and unique butterfly exhibits. Explore the “City of Murals,” featuring vibrant wall art and ancient rock art in the nearby canyons.

One of the region's most stunning natural attractions is the Grand Mesa, located just a short drive from Delta. The Grand Mesa is the largest flat-topped mountain in the world, rising to an elevation of over 10,000 feet. Its expansive surface is covered with lush forests, alpine meadows, and more than 300 lakes and reservoirs, making it a paradise for outdoor enthusiasts. Popular activities on the Grand Mesa include hiking, mountain biking, fishing, and snowshoeing in the winter months. The area is also home to diverse wildlife, including deer, elk, and numerous bird species, providing excellent opportunities for wildlife viewing and photography.

Air travel is convenient with Delta’s own Blake Airstrip for private commuters, 20 miles from Montrose Regional Airport and 40 miles from Grand Junction Regional Airport.

Delta, with an elevation of 4,953 ft and a population of 9,600, offers a variety of lodging options, from historic properties to cozy bed & breakfasts. Experience Delta’s inviting charm while enjoying local shops, dining, and scenic views, including the breathtaking backdrop of the Grand Mesa.



Lucinda Stanley

Call to schedule a viewing today.

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John Angelo

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