



Industrial Property For Lease

685 Industrial Blvd. Delta, CO

- 3,800 ± Sq.Ft. building available for lease, ideal for construction companies, small manufacturers, or other uses fitting Industrial Zoning.
- Recently renovated with fresh paint (inside and out), painted concrete flooring, new carpet, lobby flooring, and LED lighting.
- Located in Delta Industrial Park with convenient access via Hwy 92 and H Road.
- Features multiple office spaces, a customer waiting area, 2,050± SF of shop space, and fully fenced outside storage including a 200 SF shed.
- Equipped with ample power supply: 480v, Three-phase power.
- Landlord covers water, sewer, gas, and electric bills; tenant responsible for pro-rata share of property tax, insurance, internet, and janitorial services.
- Minimum lease term of 24 months preferred.

Lease Price: \$4,600

Plus NN Fees

Price and terms may change without notice.



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Building Facts:

- Zoning: Industrial
- Gravel Lot
- Utilities:
- Natural Gas – Black Hills
- Internet Available
- Electrical – 480V Three-Phase Power – City of Delta
- Water and Sewer – City of Delta
- 3,800 Square Feet - Main
- 2,050 SF Shop Space
- 5 Offices
- Customer Waiting Area
- Conference/Break Room



Aerial Map:



Floor Plan:

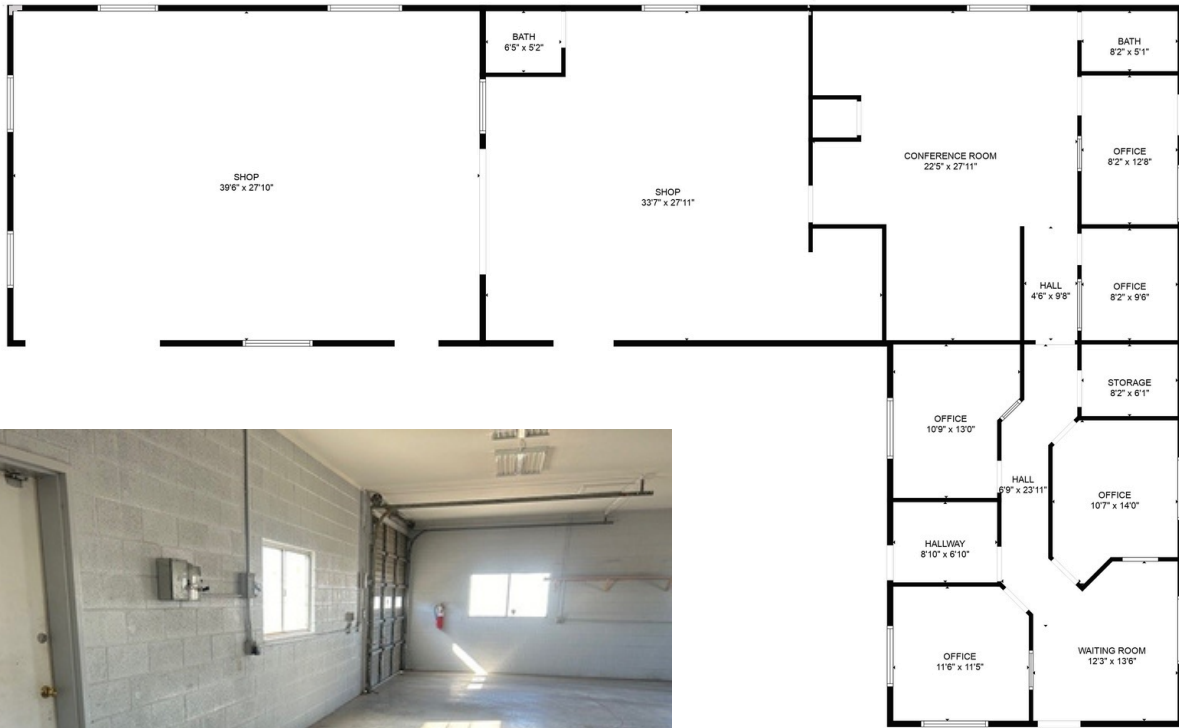
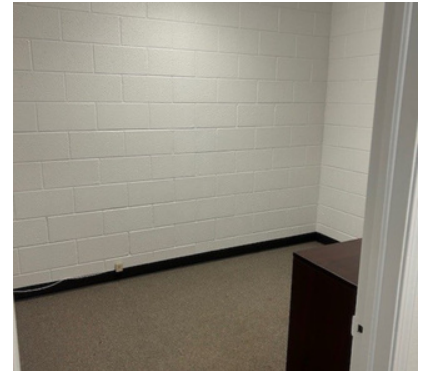
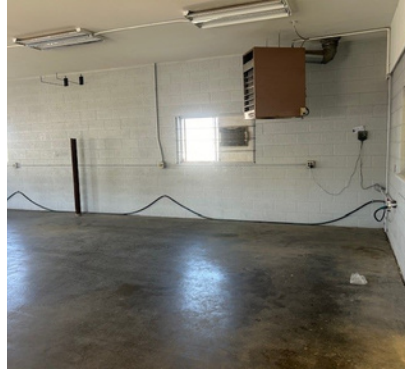
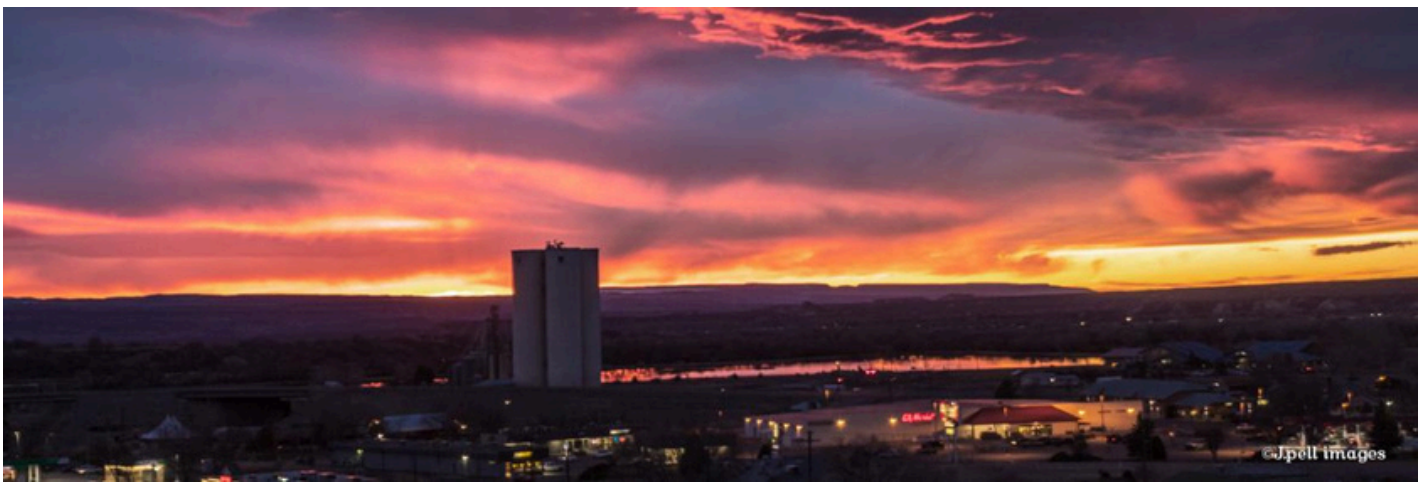


Photo Gallery:





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.



Call to schedule a viewing today.

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