Delta CO industrial building with 26 acres, water rights
7190 1900 Road
Delta, CO 81416

$1,695,000
26± Acres
Delta County

MORE INFO ONLINE:

aspenranchrealestate.com

SUMMARY

Address
7190 1900 Road

City, State Zip
Delta, CO 81416

County
Delta County

Type
Commercial, Farms

Latitude / Longitude
38.758968 / -108.005386

Bedrooms / Bathrooms
-- / 1

Acreage
26

Price
$1,695,000

Property Website
https://aspenranchrealestate.com/property/delta-co-industrial-building-with-26-acres-water-rights-delta-colorado/82395/

PROPERTY DESCRIPTION

Delta, CO Commercial Property has Acreage, Greenhouses, Water Rights

This commercial/industrial property near Delta, Colorado offers real versatility for a new owner. First, it has 26 acres with very senior water rights for a custom farming operation, or the land can be converted to more commercial use. Secondly, it has a newly built 10,000-square-foot commercial building with oversized electrical capacity and multiple shop doors. Additionally, it has three state-of-the-art commercial greenhouses totaling almost 21,000 square feet, and a small but functional office building with a half bath.

Property Highlights-Multi-use industrial/commercial property with agricultural component

.ocation: Conveniently located at 7190 1900 Road, Delta, CO 81416, just off Highway 92, with easy access to US 50.

.and: 26 acres of irrigated pastures with senior water rights, providing ample space and resources.

nsulated industrial shop building: 10,000-square-foot red iron building with concrete floor

Greenhouses: 3 large, fully equipped greenhouses with power and water connections, ideal for agricultural ventures. Each greenhouse is 6,984 square feet.

Office building is heated and cooled, plumbed with a bathroom, 838 square feet.

eenhouse Operators Take Note--Potential Landcape Flower Business in Western Colorado

We have several colleagues who have their own greenhouses ventures in Western Colorado, and they have informed us that large wholesalers in Denver for landscaping flowers have shut their doors. The ski towns such as Aspen, Crested Butte, Telluride, and Breckenridge are now faced with finding alternate suppliers. Delta is a perfect location, as it is close to the ski towns, yet is situated at a much lower elevation in an excellent temperate climate zone. This property is ideally suited to fill that gap of providing landscaping annuals and perennials, as no expense was spared in the contruction of the greenhouses. They feature a stilling basin pond with a pressurized irrigation system and custom controls.

Building Features-Delta CO commercial building for sale

Garage Doors: - South side: 12 foot wide by 14 foot high door.

West side: 2 garage bays measuring 12 x 14 feet each, 1 bay 14 x 14

North side: 1 garage bay measuring 16 foot wide by 14 foot high.

Power Supply: 600 Amp 460 3-phase power, ensuring robust electrical capacity.

Natural Gas: - Heating: 300,000 BTU natural gas heater.

Service: Commercial gas service with 6 gas outlets.

Plumbing: - Bathroom plumbed in for convenience.

Compressed air system distributed throughout the building.

Accessibility: Five man doors strategically located for ease of entry and exit.

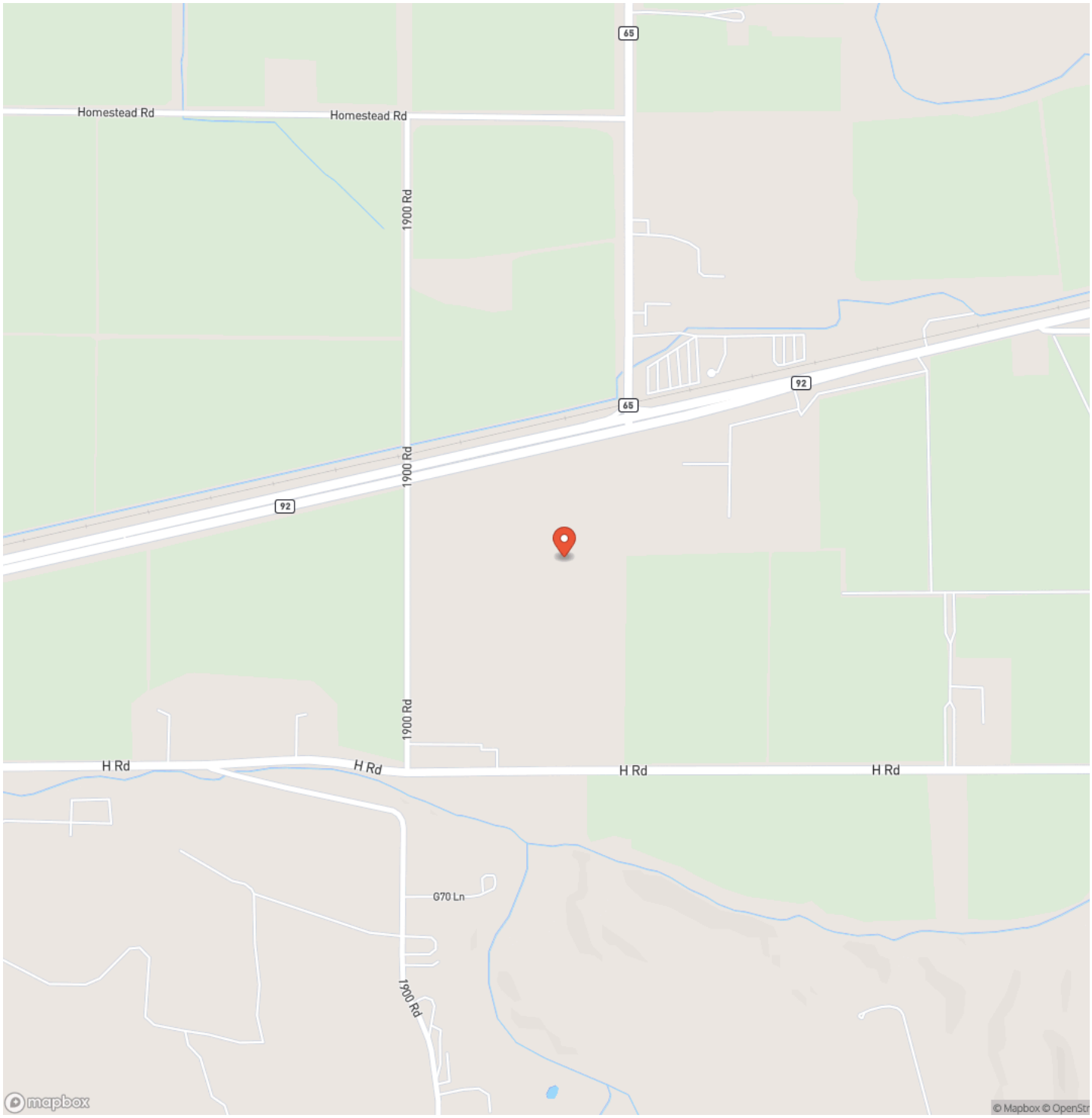
Many opportunities with this commercial/industrial property

Whether your vision includes industrial operations, agricultural production, or a dynamic commercial endeavor, this property is equipped to handle it all. The combination of irrigated land, greenhouse facilities, and advanced utility infrastructure offers unmatched versatility. With a total of 26 acres, there is ample opportunity for expansion-or a new owner can put the property back into agricultural production growing alfalfa, corn, onions, pinto beans, or vegetables. The property has senior water rights and a Tri-County tap for potable water.

Location and Accessibility:
Perfectly situated in Delta, CO, the property benefits from easy accessibility on four-lane Highway 92, just four miles east of the intersection with US Highway 50. This prime location is ideal for industrial, commercial, or warehouse needs.

Listed by Gary Hubbell, ALC-Colorado land broker
For a showing, call Gary Hubbell, ALC, at 970-872-3322, or Marvin Coblentz, Broker Associate, at 970-901-5628 . United Country Colorado Brokers & Auctioneers, Hotchkiss, Colorado.

Locator Map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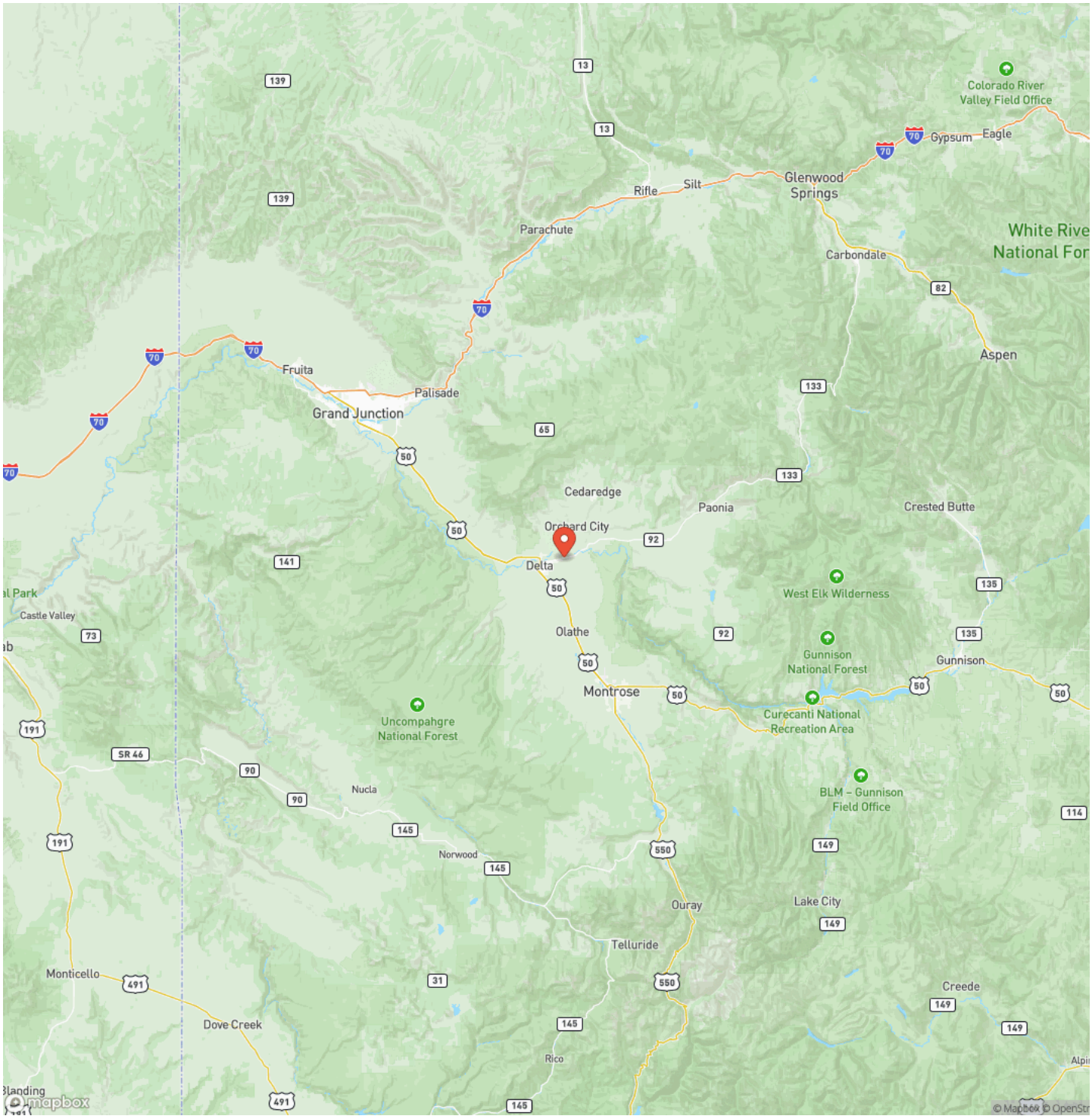
Locator Map



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Satellite Map

LISTING REPRESENTATIVE

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City / State / Zip

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