

**Delta CO industrial building with 25 acres, water rights**  
7190 1900 Road  
Delta, CO 81416

**\$1,950,000**  
26± Acres  
Delta County





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**Delta, CO / Delta County**

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**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**

\$1,950,000

**Property Website**

<https://aspenranchrealestate.com/property/delta-co-industrial-building-with-25-acres-water-rights-delta-colorado/82395/>



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#### **PROPERTY DESCRIPTION**

Exceptional Commercial Property Available at 7190 1900 Road, Delta, CO 81416

Versatile, Well-Equipped, and Perfectly Situated

Discover a truly remarkable opportunity to own a commercial property designed to meet diverse business needs. Situated on a sprawling 26-acre site, this property combines functionality, accessibility, and unique features to support your business or investment goals.

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

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

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

Insulated 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.

#### **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**

Don't miss this incredible chance to own a well-maintained and strategically located property in Delta, CO. Contact us today for more details or to schedule a viewing! Call Gary Hubbell at [970-872-3322](tel:970-872-3322) , United Country Colorado Brokers & Auctioneers.

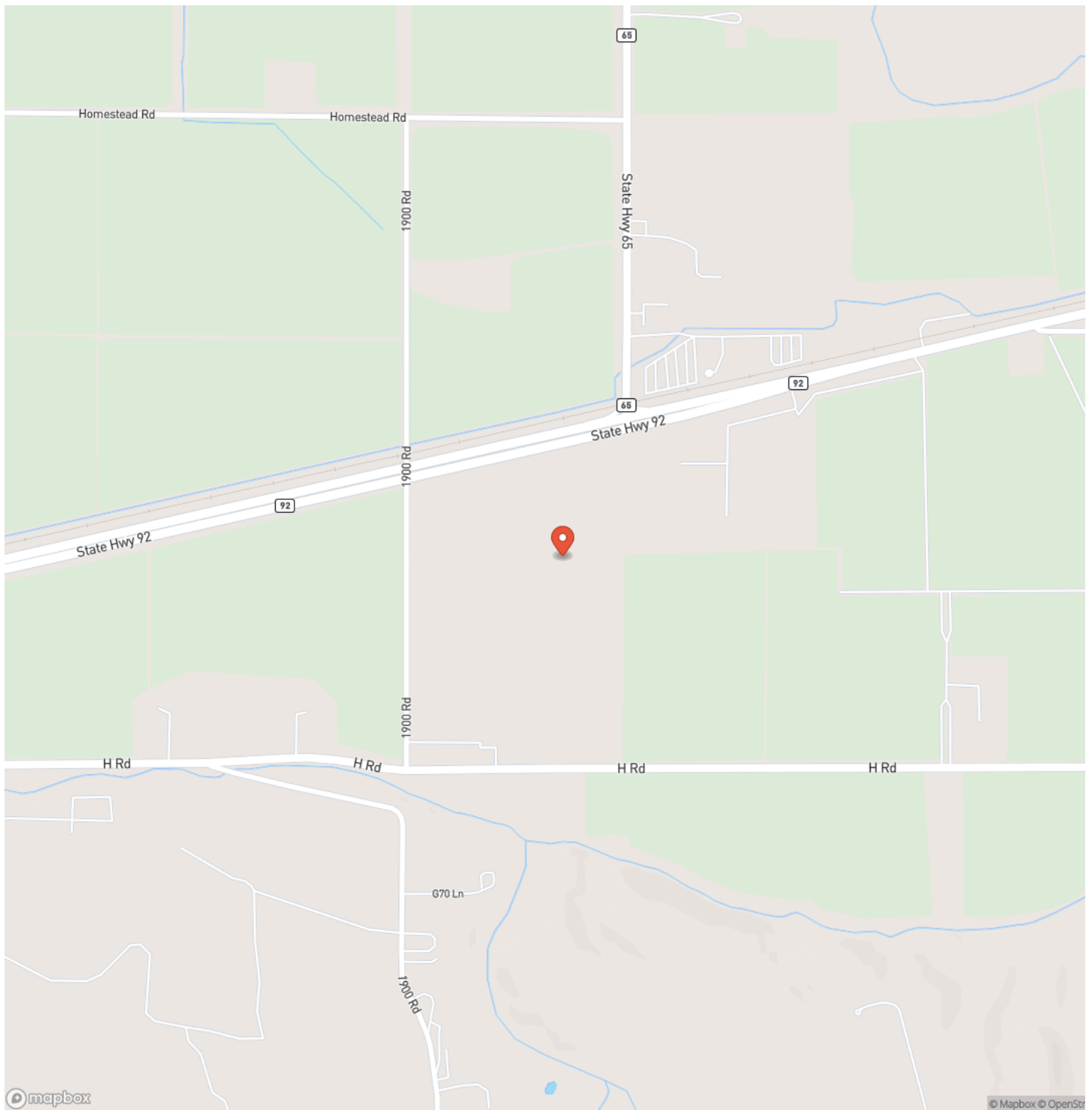


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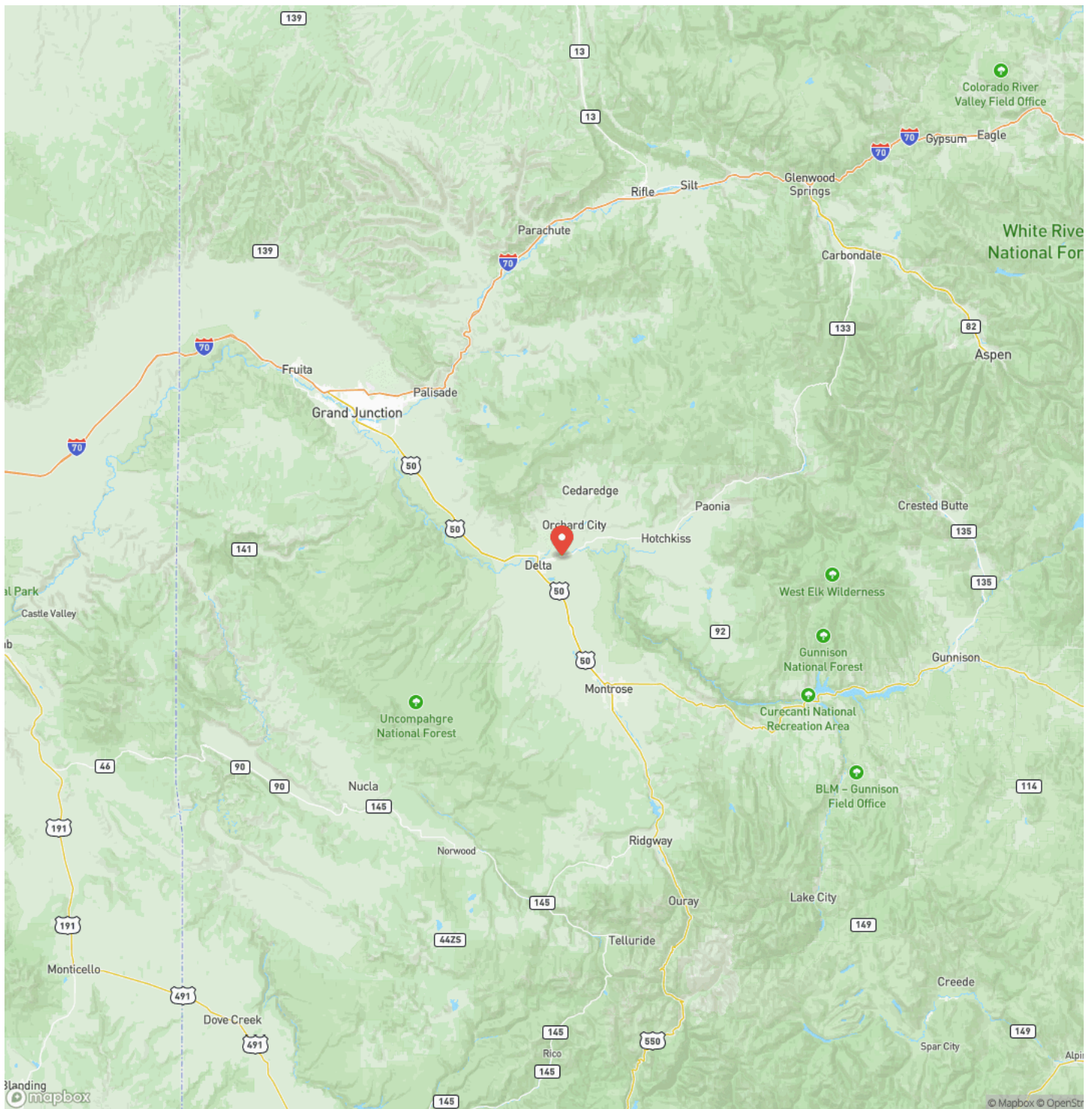


## Locator Map





## Locator Map





## Satellite Map





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**Delta, CO / Delta County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Gary Hubbell

## Mobile

(970) 872-3322

## Email

grandviewranch@gmail.com

**Address**

31428 Highway 92

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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**United Country Colorado Brokers**  
32145 L Road  
Hotchkiss, CO 81419  
(970) 250-9396  
[aspenranchrealestate.com](http://aspenranchrealestate.com)

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