

778 W. Baseline Road, Suite A & A1
Lafayette, Colorado 80027

For Lease | Prime Commercial Space
Ideal Food Distribution Warehouse

Approx. 792 - 3,433 sq/ft - \$17.00 / sq.ft.



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Details

Approximately 792 - 3,433 sq/ft
\$17.00 sq/ft + NNN \$10.25

- Zoned B1 (Community Service)
- Suite A - approx. 792 sq/ft
- Suite A1 is approx. 2,641 sq/ft. Freezer and refrigerator storage infrastructure in place. Freezer is 15'x15' (fits 8 pallets), Refrigerator is 17'x26' (fits 20 pallets)
- Exclusive use of loading dock. Ideal for a food distribution warehouse.
- \$10.25 NNN (gas, electric, water, trash billed seperately) Includes snow removal, grounds maintenance, building maintenance and repairs, property management fees, parking lot repairs, property taxes and insurance.
- Easy access to US 287. Located just East of 287 on Baseline.
- Excellent visibility with adjacent neighbors including the Downtown Lafayette area, King Soopers and several local breweries.
- Shared parking lot .
- Monument signage availability
- New tenant signage to be provided by landlord at no cost to tenant
- Professionally managed

Suite A1



Suite A



Loading Dock



Floor Plan

