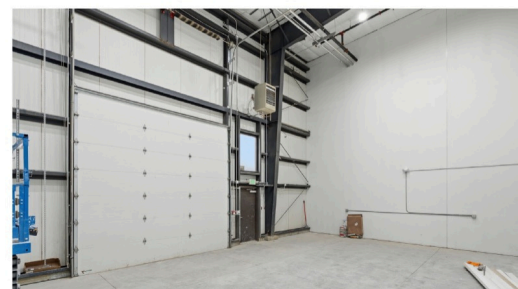
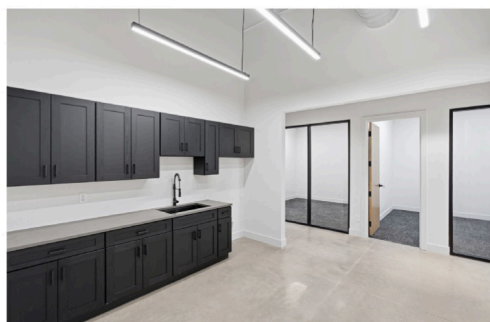
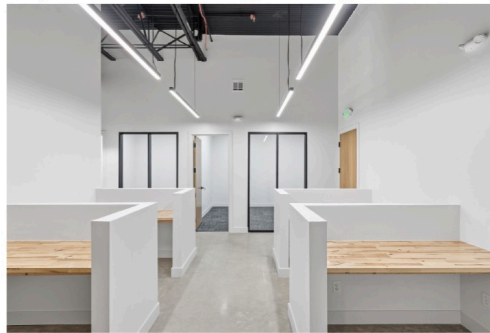


# \$1,499,999



## 1360 Horizon Ave #111, Lafayette CO 80026

This stunning office/warehouse unit is located in Lafayette. Newly finished interior with upgraded finishes. Featuring open reception area, 5 enclosed offices with glass and private doors, conference room, break room with kitchen, 4 additional open desks, 1 interior bathroom, 2 exterior shared bathrooms in the hallway, janitorial room and large open warehouse with rear loading and overhead door. Potential use of space: Office/Warehouse, Construction Services, Building Supplies, Professional Services, Architect / Engineering. Fantastic location near trials, E-470, 7 mins from downtown Lafayette, 40 mins to DIA. This new industrial, office, and flex space warehouse unit was designed to be a high-end business space solution for companies. Set your showing today!



**Arlene Castro**  
**Broker/Owner**

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**Direct: 303.506.6742**  
**Office: 303.862.5457**

# Building Features

- Class A Construction
- 3,678 SF
- 70% Office Space & 30% Warehouse
- Newly Finished Interior
- Energy Efficient
- ESFR Sprinkler System
- Concrete Drive
- 14 ft High Drive-in Door
- Parking Lot w/ Ev Charging Station
- 2.5 Parking Spaces per 1,000 SF
- Large Vehicle Parking
- Easy Access to Coal Creek and Rock Trail
- 5 minutes to Hwy 470
- 7 minutes to Downtown Lafayette
- 25 minutes to Boulder
- 30 to Denver
- 35 minutes to DIA

