



www.deancallan.com

follow us



**OWNER/USER
OPPORTUNITY**

CLASS A INDUSTRIAL/FLEX BUILDING FOR SALE OR LEASE

| 1460 OVERLOOK

1460 OVERLOOK DRIVE
LAFAYETTE, COLORADO 80026

DEAN CALLAN

& COMPANY INC

Seize this unique opportunity to purchase or lease a Class A Flex facility in Lafayette, CO (Boulder County). Built in 2007, the facility boasts a high bay warehouse, 15 grade-level doors (12'x14'), and a generous 22' clear height, catering to diverse operational needs. With 2,500 Amps, 480 volts, and 3-phase electricity, it ensures robust energy supply. The office space is meticulously designed, featuring a captivating showroom/lobby with panoramic mountain views, lofty open ceilings, and expansive open areas. Offering multiple conference/training rooms, private offices, spacious breakrooms, and a locker room with private showers, it's designed for comfort and productivity. Strategically located near dining options and amenities, with easy access to E-470 and Hwy 287.

Call us for more information and to set up a tour.



**DEAN CALLAN
& COMPANY INC**

BEAU GAMBLE

President

303.945.2028

beaugamble@deancallan.com

KEVIN NELSON

Managing Broker

720.464.3950

knelson@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

LOCATION



TERMS

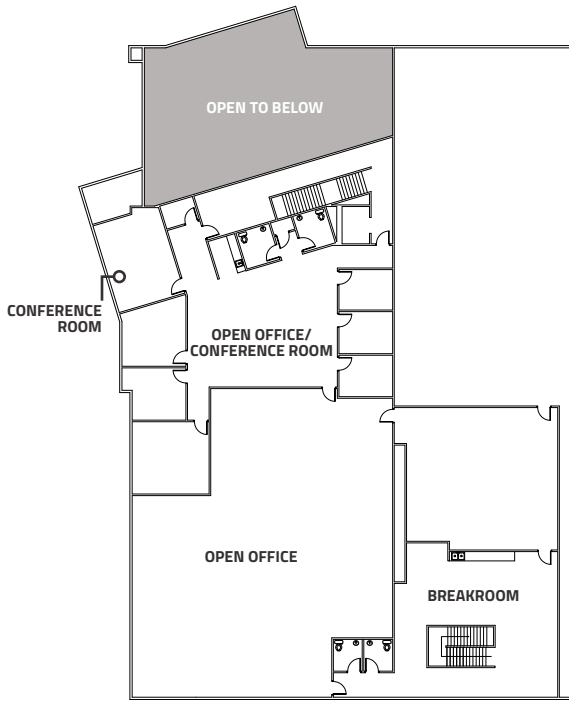
Building Size:	56,185 SF
Price:	\$12,500,000 (\$222.48 / SF)
Lease Rate:	\$13.50 / SF / NNN
Expenses:	\$6.00 / SF (Est. 2024)
Parking Ratio:	1.35:1,000 SF

PROPERTY FEATURES

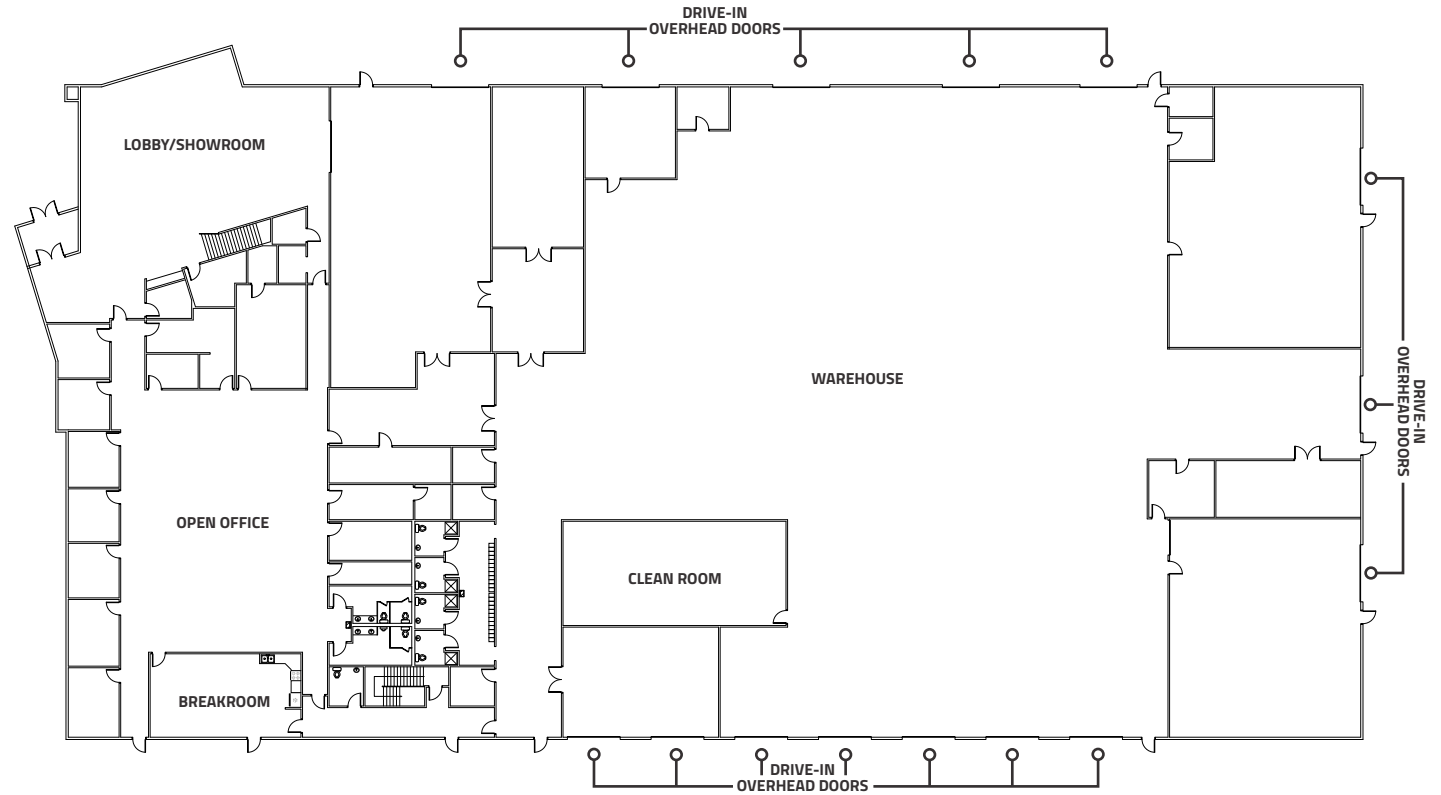
- Class A Flex Facility
- Built in 2007
- 2,000 Amps, 480 Volt, 3 Phase electricity
- Fifteen 12' x 14' grade-level doors
- Clear height of 22 feet
- Spacious interior
- Paint booth station
- Dust evacuation system
- Radiant heat for comfort and efficiency Full up machine shop
- A 1,100 SF ISO-7 rated cleanroom
- Electronics assembly area
- Thermal/TVAC chambers
- Locker room with private showers
- Recently painted exterior
- Breathtaking mountain views
- Near restaurants and amenities
- Easy access to E-470 & Hwy 287



2ND FLOOR - FLOOR PLAN



1ST FLOOR - FLOOR PLAN



CLASS A INDUSTRIAL/FLEX BUILDING FOR SALE OR LEASE

follow us     



1460 OVERLOOK

1460 OVERLOOK DRIVE
LAFAYETTE, COLORADO 80026

BEAU GAMBLE
President

303.945.2028
beaugamble@deancallan.com

KEVIN NELSON
Managing Broker

720.464.3950
knelson@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420



www.deancallan.com

