



LAND / SHOVEL READY FLEX FOR SALE

1383 Horizon Avenue, Lafayette, CO 80026

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AERIAL TOUR](#)

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MEMORANDUM NDA](#)

SHOVEL READY, premium lot in Lafayette's Vista Business Park. Fully entitled and approved for a 15,261 SF flex building. This 1.9 AC site sits at the top of the hill capturing amazing views. Vista Business Park is alive with R&D, food production, life sciences, manufacturing, storage, and distribution. With only a few lots remaining, this is your opportunity to buy a premium location and save more than 2-years of red tape! The approved design complements the site and the community.

Visit 1383Horizon.com to learn more about this opportunity.

PROPERTY OVERVIEW

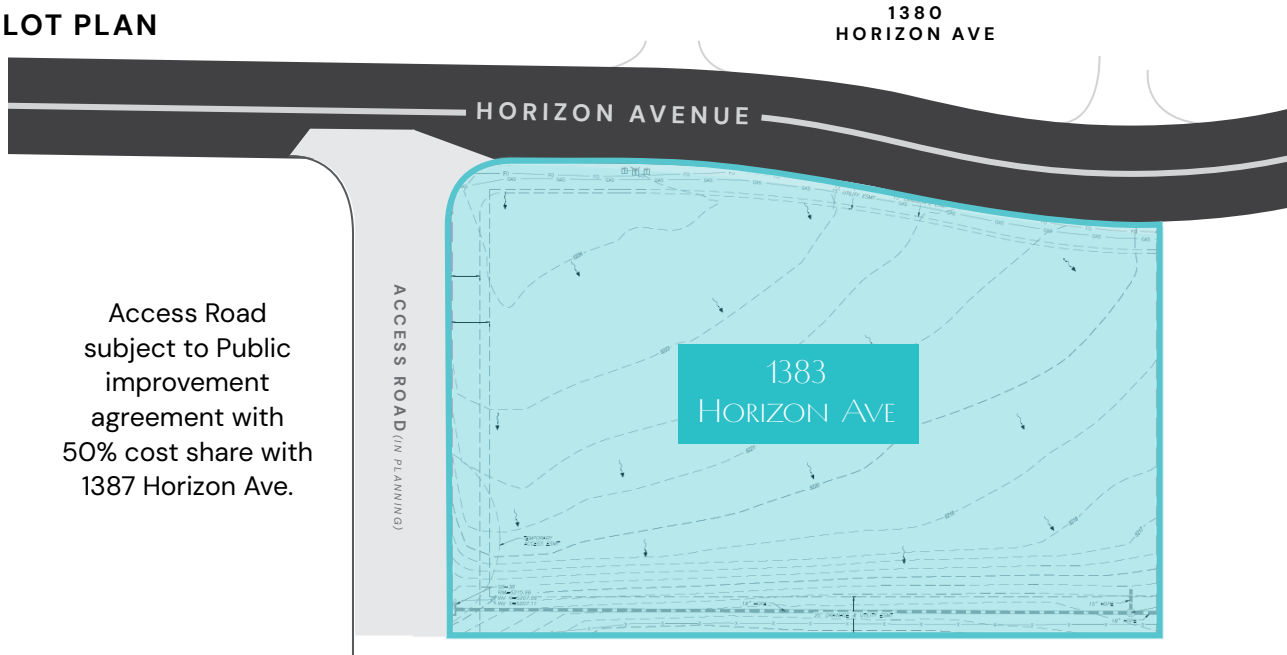
SALE PRICE	\$1,300,000
SITE SIZE	1.91 Acres
COUNTY	Boulder County
ZONING	M1 (Industrial)
BUILDING SIZE	Approved 15,261 SF Flex Building
AVAILABLE	Immediately

FOR MORE INFORMATION:






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Senior Broker
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LOT PLAN



Access Road
subject to Public
improvement
agreement with
50% cost share with
1387 Horizon Ave.



 POPULATION			
2 MILE RADIUS		5 MILE RADIUS	10 MILE RADIUS
21,141		163,742	573,225
 EMPLOYEES			
2 MILE RADIUS		5 MILE RADIUS	10 MILE RADIUS
1,500		57,000	192,000
 AVERAGE HOUSEHOLD INCOME			
2 MILE RADIUS		5 MILE RADIUS	10 MILE RADIUS
\$137,842		\$143,661	\$122,380

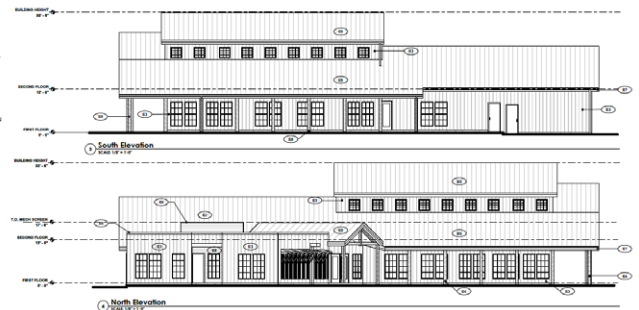
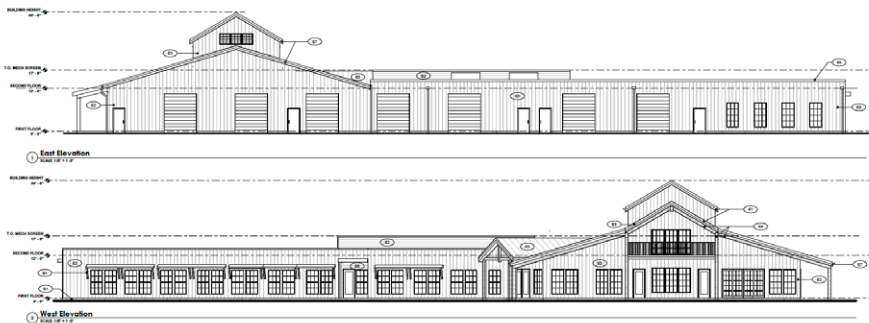
Lafayette, Colorado offers a compelling blend of community charm and strong commercial fundamentals, making it an attractive choice for a wide range of businesses and investors.

Strategically positioned between Boulder and Denver, Lafayette provides exceptional regional access while maintaining a more approachable cost structure than its neighboring markets. The city continues to see steady population and income growth, supported by a highly educated workforce and thriving local amenities—from established retail corridors to expanding business parks. With ongoing infrastructure improvements, a pro-business environment, and a high quality of life that draws both talent and customers, Lafayette stands out as a smart, scalable destination for commercial investment and tenant opportunities.

FOR SALE

1383 HORIZON AVE, LAFAYETTE, CO

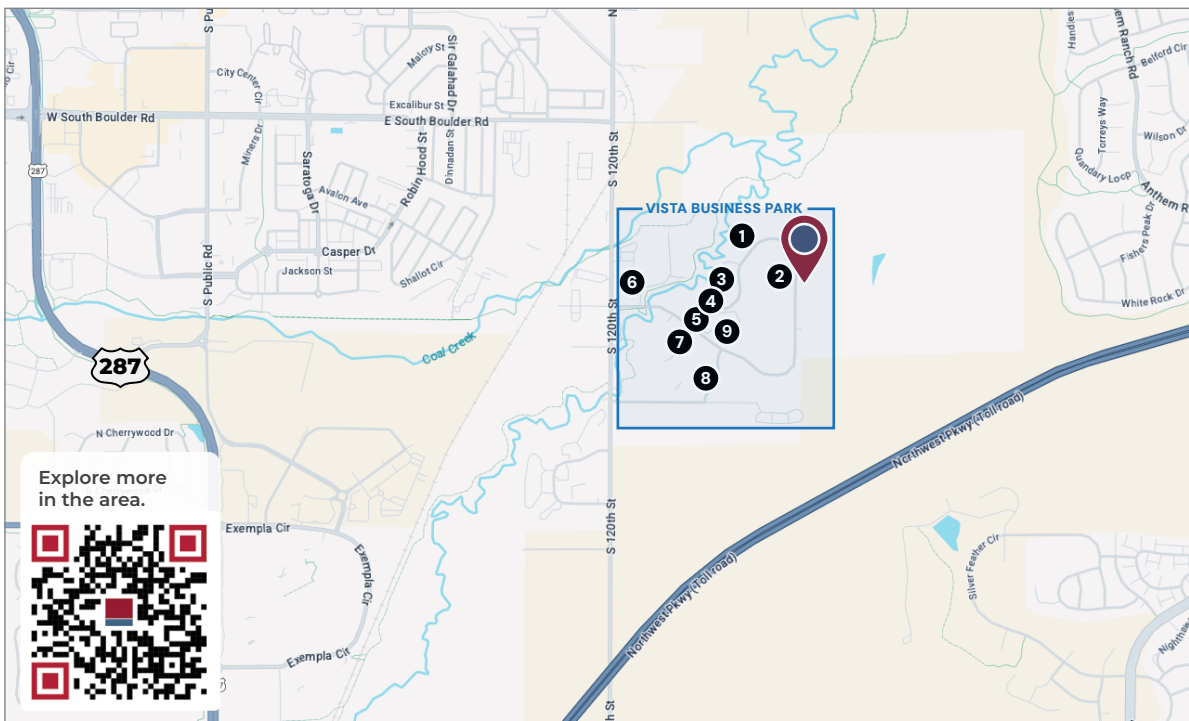
Fully entitled and approved for a 15,261 SF flex building.



PROPERTY LOCATION



1383 HORIZON AVE
LAFAYETTE, CO, 80026



- 1 eurofins
- 2 ACRAGE Stem
- 3 MultiSource MANUFACTURING LLC
- 4 COLORADO CSG SEAMLESS CUTTERS
- 5 SUMMIT NANOTECH CLEAN TECH | CLEAN FUTURE
- 6 BLUE MOOSE BOULDER
- 7 P Masters
- 8 EXTRACT LABS AMERICAN HEAP
- 9 own it