



OFFERING MEMORANDUM:

1399 Horizon Ave

Lafayette, CO

For Sale or Lease

28,450 sf Industrial/Flex

\$5,900,000

\$14.50/sf (NNN)



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The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed.

PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO

Building Size	28,450 sf Roughly 70% Warehouse & 30% Office
Parcel Size	2.59 acres
Sale Price	\$5,900,000
Lease Rate	\$14.50/sf (NNN)
NNN Expenses	Est. \$7.75/sf (2025)
Industrial Specs:	<ul style="list-style-type: none">● Ceiling Height: 17'● Power: 1800 Amps - 400 Amp of 600 Volt & 1400 Amp of 240 Volt (3 phase)● Loading: 4 grade-level 10' overhead doors● HVAC: 4 RTU's on the roof plus 2 swamp coolers
Located In:	Enterprise Zone (State of CO) Opportunity Zone (Federal)
Property Taxes	\$108,712.08
Parking	76 spaces
Year Built	2003
Zoning	M1 - Industrial District (City of Lafayette)
Utilities	<ul style="list-style-type: none">● Water: City of Lafayette● Gas and Electric: Xcel Energy

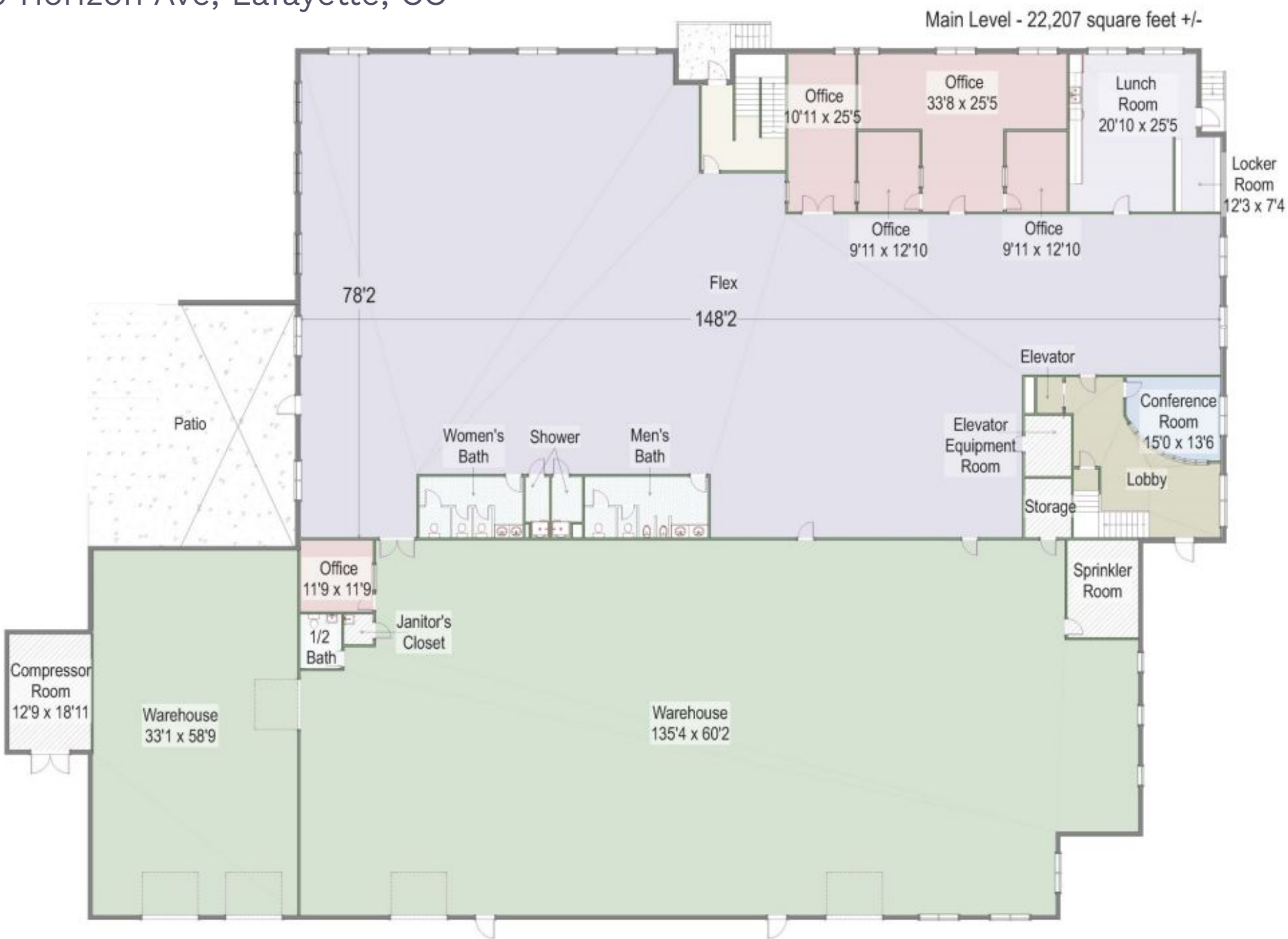
Located on 2.5 acres in the established Vista Business Park, 1399 Horizon Avenue offers an outstanding owner-user opportunity in the heart of Lafayette's growing commercial corridor. Ideally positioned between US 287 and I-25, the property is easily accessible and moments from local amenities including the Rock Creek Trail, Stem Ciders, and historic downtown Lafayette. It is also located within both a Federal Opportunity Zone and the Colorado Enterprise Zone, offering potential tax advantages for qualified purchasers.

Built in 2003, the 28,450 SF building is approximately 70% warehouse and 30% office, providing a versatile layout to accommodate a variety of business operations. Features include a striking two-story lobby, glass-walled conference room, and executive suites with fireplaces, private restrooms, and west-facing decks that showcase breathtaking mountain views. The interior layout includes private offices, a spacious bullpen area, large break rooms, and a basketball court for on-site recreation. The warehouse component is equipped with four 10' overhead doors, 17' ceilings, 3-phase power, and multiple access points for operational efficiency. With 76 surface parking spaces and flexible use potential, 1399 Horizon is a rare and valuable offering in the Boulder County market.

Lafayette is committed to supporting economic development and welcomes businesses that contribute to the city's dynamic local economy. Nestled in southeast Boulder County—just 10 miles east of Boulder and northwest of Denver—Lafayette offers the charm of a small-town community with the advantages of proximity to a major metropolitan area. Its strategic location, strong infrastructure, and exceptional quality of life continue to attract residential, commercial, and light industrial investment.

PROPERTY OVERVIEW

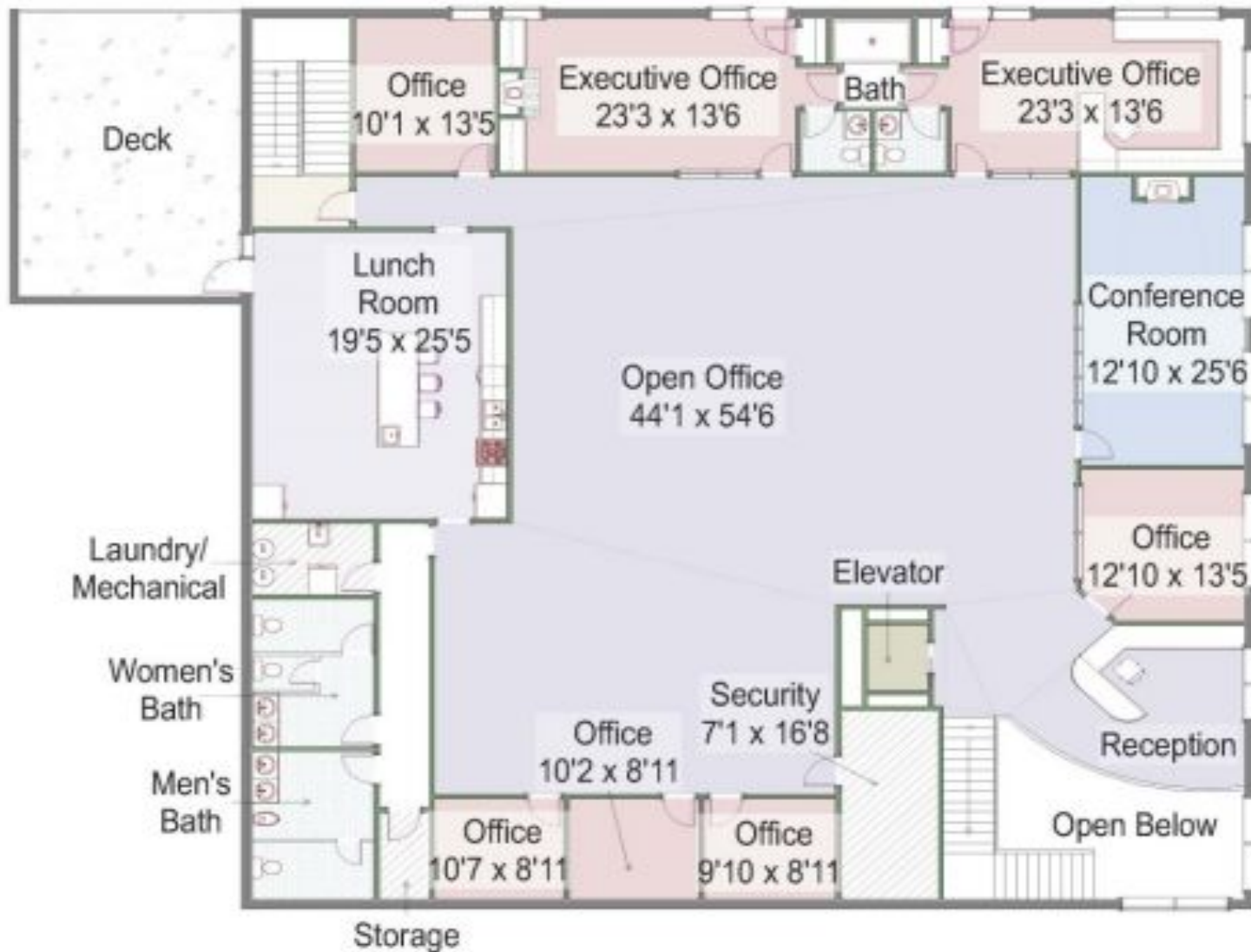
1399 Horizon Ave, Lafayette, CO



PROPERTY OVERVIEW

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Upper Level - 6102 square feet +/-



AREA DEMOGRAPHICS

1399 Horizon Ave, Lafayette, CO

DEMOGRAPHICS

CATEGORIES	1 Mi	3 Mi	5 Mi
Population	3,824	54,805	169,111
Average Household Income	\$113,201	\$177,243	\$173,555
Median Disposable Income	\$67,467	\$106,415	\$105,279
Bachelor's/Grad/Prof Degree	49.8%	65.8%	63.8%
Median Home Value	\$527,941	\$714,115	\$691,335

Drive Times

LOCATION	Drive Time
Denver International Airport (DEN)	28 min
Union Station, Denver, CO	30 min
Boulder, CO	25 min

PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO
Aerial View



PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO

Entryway, Conference Rooms, Reception, and Bullpen Office Photos



PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO

Private Office, Balcony, Outside and Inside Break Areas



PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO
Lab Space and Warehouse Space



PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO

Warehouse Space and Additional Break Room



PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO

Exterior Photos and Basketball Court



PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO

Mountain Views and Exterior Access



CONTACT US

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