



**OFFERING MEMORANDUM:**  
**1399 Horizon Ave**  
**Lafayette, CO**

**For Sale or Lease**  
**28,450 sf Industrial/Flex**  
**\$5,900,000**  
**\$14.50/sf (NNN)**



**Jim Ditzel, CCIM**  
**jim@summitcommercial.net**  
**303.931.7341**

**Rachel Austefjord**  
**rachel.austefjord@gmail.com**  
**408.427.4757**

# PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO

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

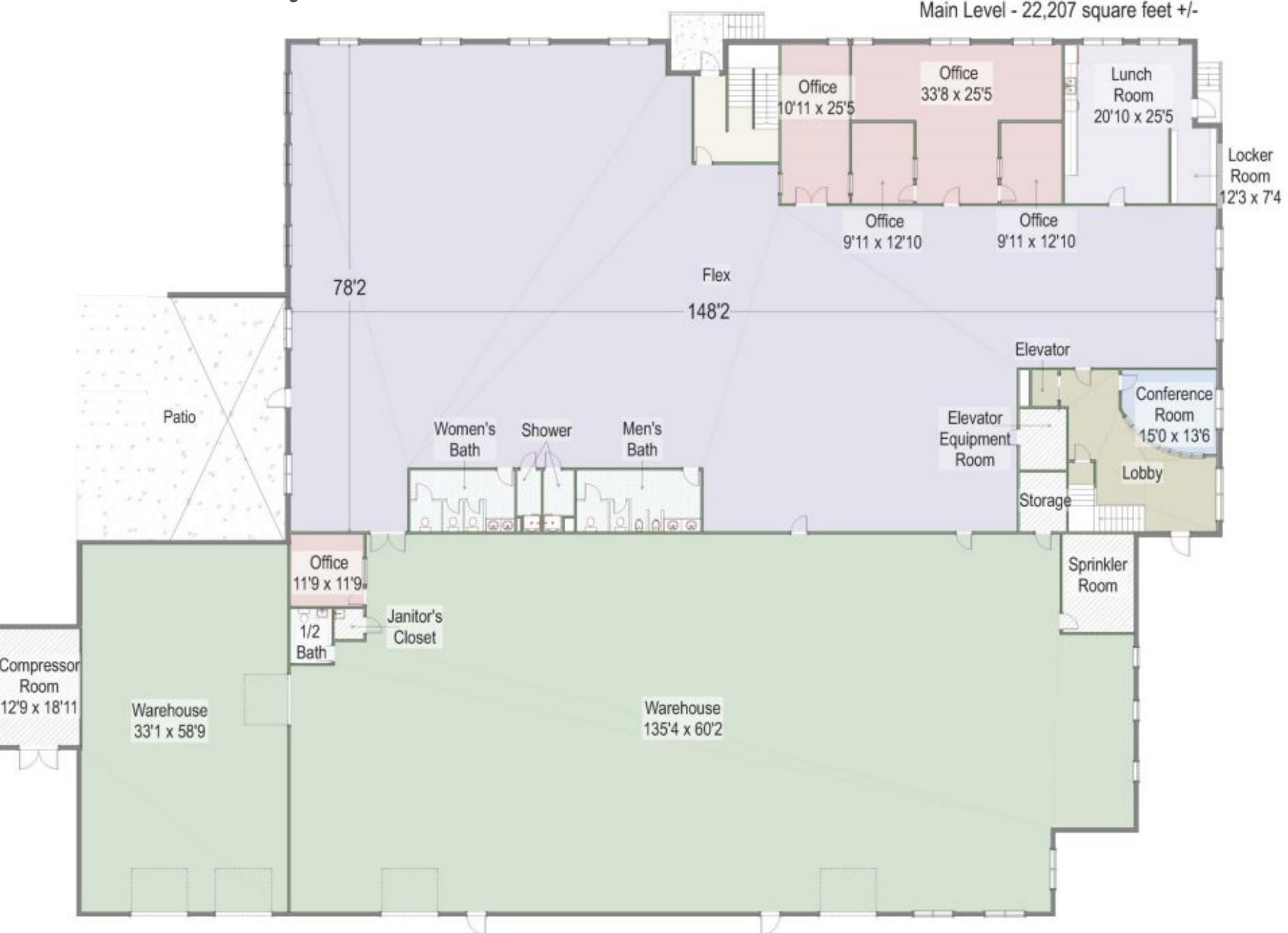
Located on 2.5 acres in the established Vista Business Park, 1399 Horizon Avenue offers an outstanding owner-user opportunity in the heart of Lafayette's growing commercial corridor. Ideally positioned between US 287 and I-25, the property is easily accessible and moments from local amenities including 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.

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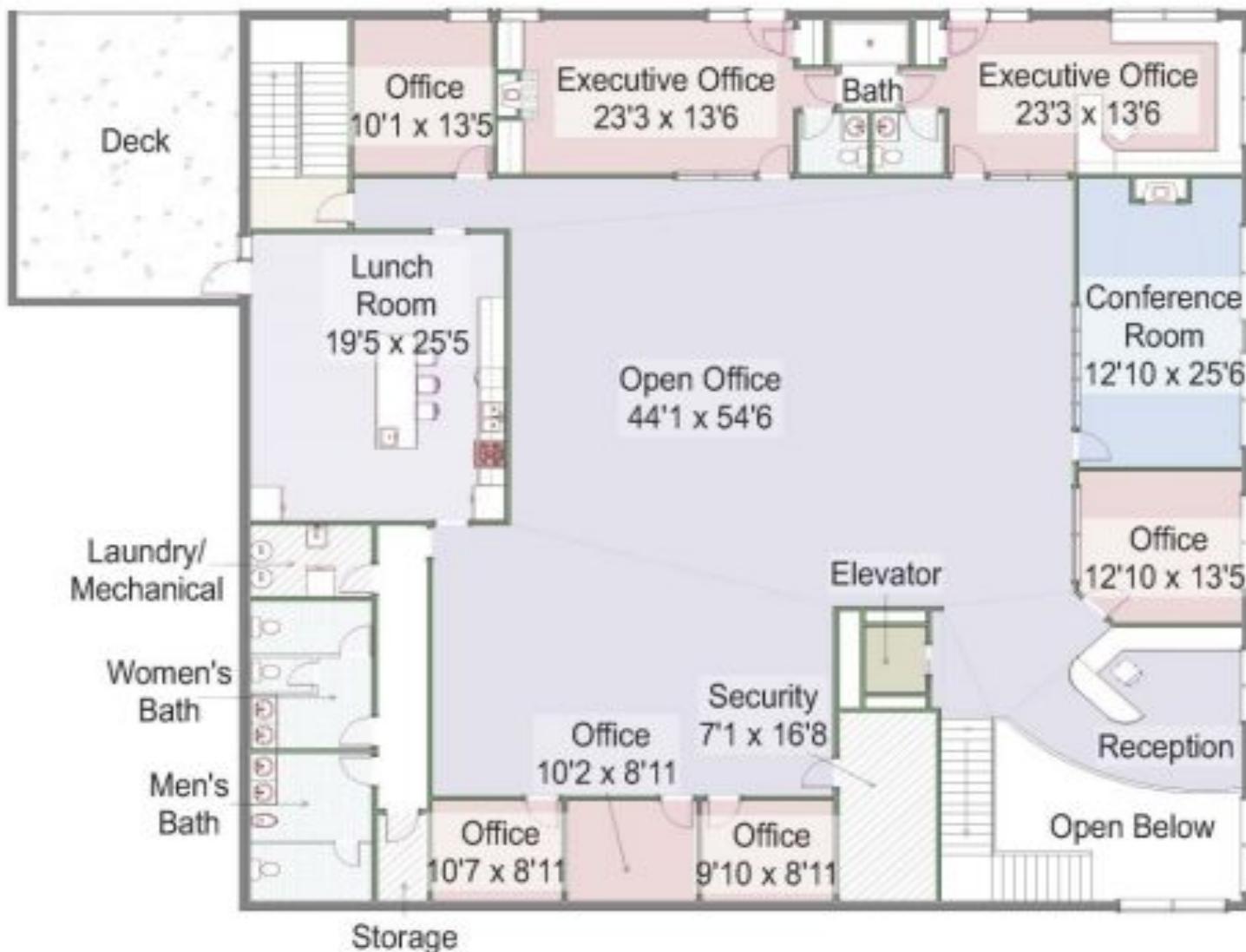
1399 Horizon Ave, Lafayette, CO



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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

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Aerial View



# PROPERTY OVERVIEW

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Entryway, Conference Rooms, Reception, and Bullpen Office Photos



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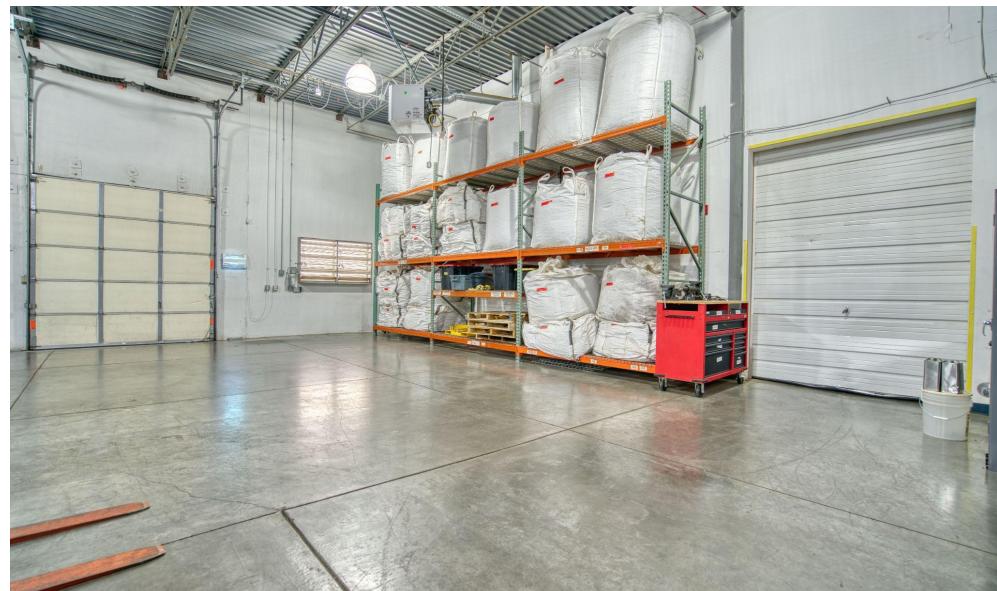
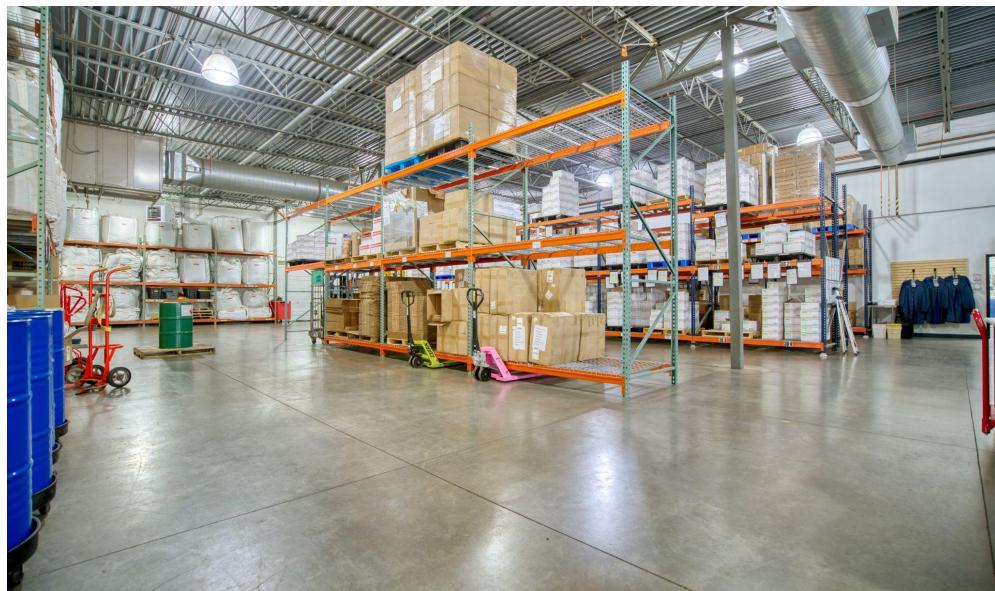
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Private Office, Balcony, Outside and Inside Break Areas



# PROPERTY OVERVIEW

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



# PROPERTY OVERVIEW

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Warehouse Space and Additional Break Room



# PROPERTY OVERVIEW

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Exterior Photos and Basketball Court



# PROPERTY OVERVIEW

1399 Horizon Ave, Lafayette, CO  
Mountain Views and Exterior Access



# CONTACT US

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**Rachel Austefjord**  
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