



**FLEX/INDUSTRIAL OPPORTUNITY!
FOR SALE OR LEASE**
1751 Panorama Point, Lafayette, CO

PROPERTY HIGHLIGHTS







Located in Vista Business Park near the Northwest Parkway (E-470), this multi-tenant property boasts convenient proximity to DIA, just 30 minutes away. The space offers multiple grade level doors, a dock high door with a hydraulic lift, and an end cap location ideal for an owner user, spanning 7,200 square feet. With 10-15% dedicated to office space and the remainder allocated to warehouse and production areas, this versatile property caters to a variety of business needs. Explore the possibilities of this well-equipped facility strategically positioned for efficiency and functionality.

FOR SALE	
Sale Price	\$5,150,00
Building Size	29,020 SF (public records)
Site Size	2.43 Acres

FOR LEASE	
Suite A	7,200 RSF (Suites B,C,D,E, & G are leased)
Lease Rate	\$12.00/RSF NNN
Expenses	\$6.00/RSF NNN
Lease Term	Negotiable
Zoning	M-1 Industrial
Parking	On-site
AVAILABLE IMMEDIATELY	

 [CLICK HERE FOR INTERIOR TOUR](#)

 [CLICK HERE FOR EXTERIOR FRONT](#)

-  Near parks
-  66 on-site parking spaces
-  Near restaurants
-  18'-23' ceiling height
-  Flexible lease terms
-  Sprinklers

FOR MORE INFORMATION

 [CLICK HERE FOR EXTERIOR BACK](#)



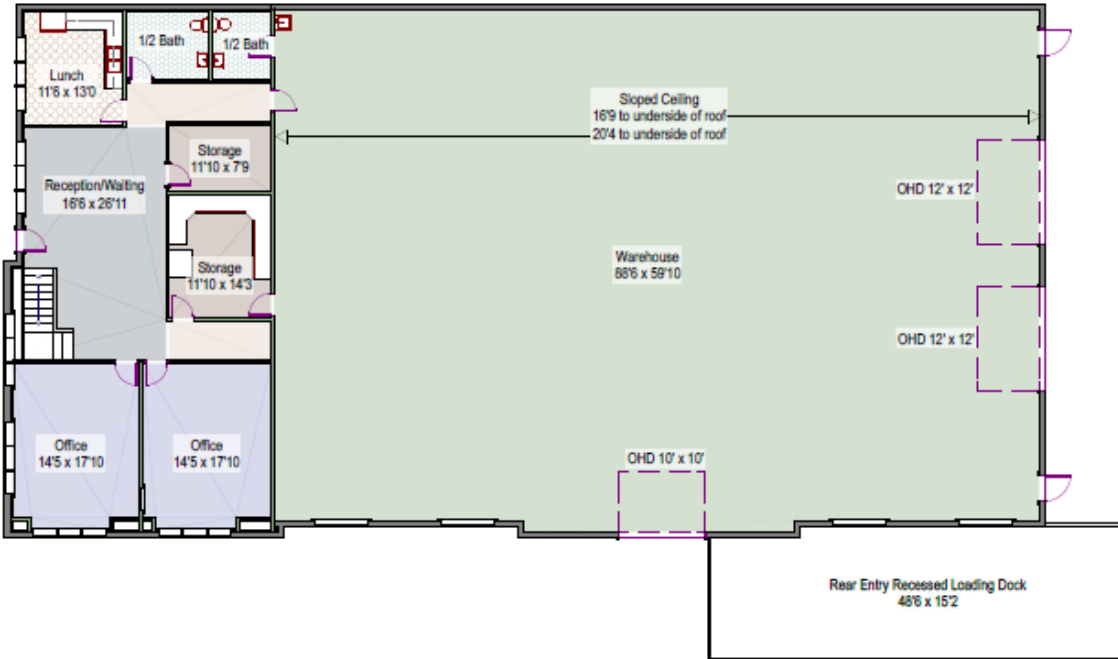
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FLEX-INDUSTRIAL OPPORTUNITY!

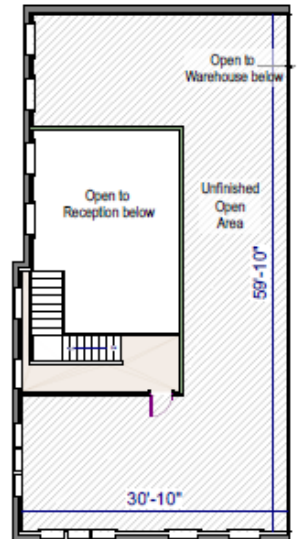
1751 Panorama Point, Lafayette, CO 80026



PROPERTY FLOORPLAN



1751 Panorama Point
Lafayette, Colorado



For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION



Map showing the location of 1751 Panorama Pt in Lafayette, CO. The map highlights the surrounding areas of Louisville and Lafayette. Key roads shown include I-25, I-76, US-287, and local streets like W Dillon Rd, S 120th St, S 112th St, S 104th St, S 96th St, S 88th St, S 80th St, S 72nd St, S 64th St, S 56th St, S 48th St, S 40th St, S 32nd St, S 24th St, S 16th St, S 8th St, W 136th Ave, W 128th Ave, W 120th Ave, W 112th Ave, W 104th Ave, W 96th Ave, W 88th Ave, W 80th Ave, W 72nd Ave, W 64th Ave, W 56th Ave, W 48th Ave, W 40th Ave, W 32nd Ave, W 24th Ave, W 16th Ave, W 8th Ave, and Sheridan Pkwy. Landmarks include the Community Medical Center, Good Samaritan Medical Center, and Eagle Trace Golf Club. A red pin marks the property location at 1751 Panorama Pt.

Logos of local businesses and services:

- JAX OUTDOOR GEAR
- SPROUTS FARMERS MARKET
- STARBUCKS COFFEE
- Lafayette RECREATION
- TANGERINE
- KING Soopers
- Teccalli COCKTAILS
- THE POST CHICKEN & BEER
- BASE CAMP
- 13
- William Oliver's Public House
- Hampton Inn & Suites by HILTON
- OFF CAMPUS Ziggis COFFEE
- SCL Health GOOD SAMARITAN
- GRAVITY BREWING
- SWEET COW
- PICAS MEXICAN TAQUERIA
- The WATERLOO Simply Louisville
- Lu Lu's BBQ
- SNARF'S Sandwiches



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