



OWN IT VISTA

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OFFICE - FLEX WAREHOUSE CONDOMINIUMS

FOR SALE

1,850 sf - 15,000 sf

PROPERTY HIGHLIGHTS

- Completed - 4Q 2022
- Class A Construction
- Design Flexibility
- Corner Lot with Balconies (select units) and Mountain Views
- Energy Efficient, Lots of Natural Light, EV Charging Station
- Easy Access to the Coal Creek and Rock Creek Trail System
- Large Vehicle Parking (30' deep)
- Individually Owned

POTENTIAL USES

- Office / Warehouse
- Wholesale
- Professional Services
- Research, Testing & Laboratories
- Mail Services
- Printing
- Construction Services
- Building Supplies
- Art Gallery / Studio
- Brewery

**VISTA BUSINESS PARK
1360 HORIZON AVENUE
LAFAYETTE, CO 80026**

Building Size: 49,916 rsf

Min. Divisible: 1,850 rsf

Warehouse Clear Height: 19 ft - 26 ft*

*14 ft clear height under mezzanines

Overhead - Drive-in Doors: 14 ft high

Loading Dock - Overhead Door: 10 ft high

Parking: 2.5 Spaces per Thousand

ESFR Sprinkler System

Skylights

Concrete Pavement

Second Floor with Balconies available

Own It Vista is a high end business space solution for companies searching for more than just a warehouse.

CALL 720.800.2074 | EMAIL barb@ownitflex.com

OWN IT DEVELOPMENT COMPANY
12075 FLAGG DRIVE, LAFAYETTE, CO 80026
<http://ownitstorage.com>

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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FOR SALE

VISTA BUSINESS PARK
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This eye-catching new commercial space features high ceilings, second story windows, concrete drives, mountain views, and the interior versatility to customize to your exact workplace needs.

Integrate your office space with the outdoors by taking advantage of clear overhead glass doors, second floor balconies and numerous skylights.

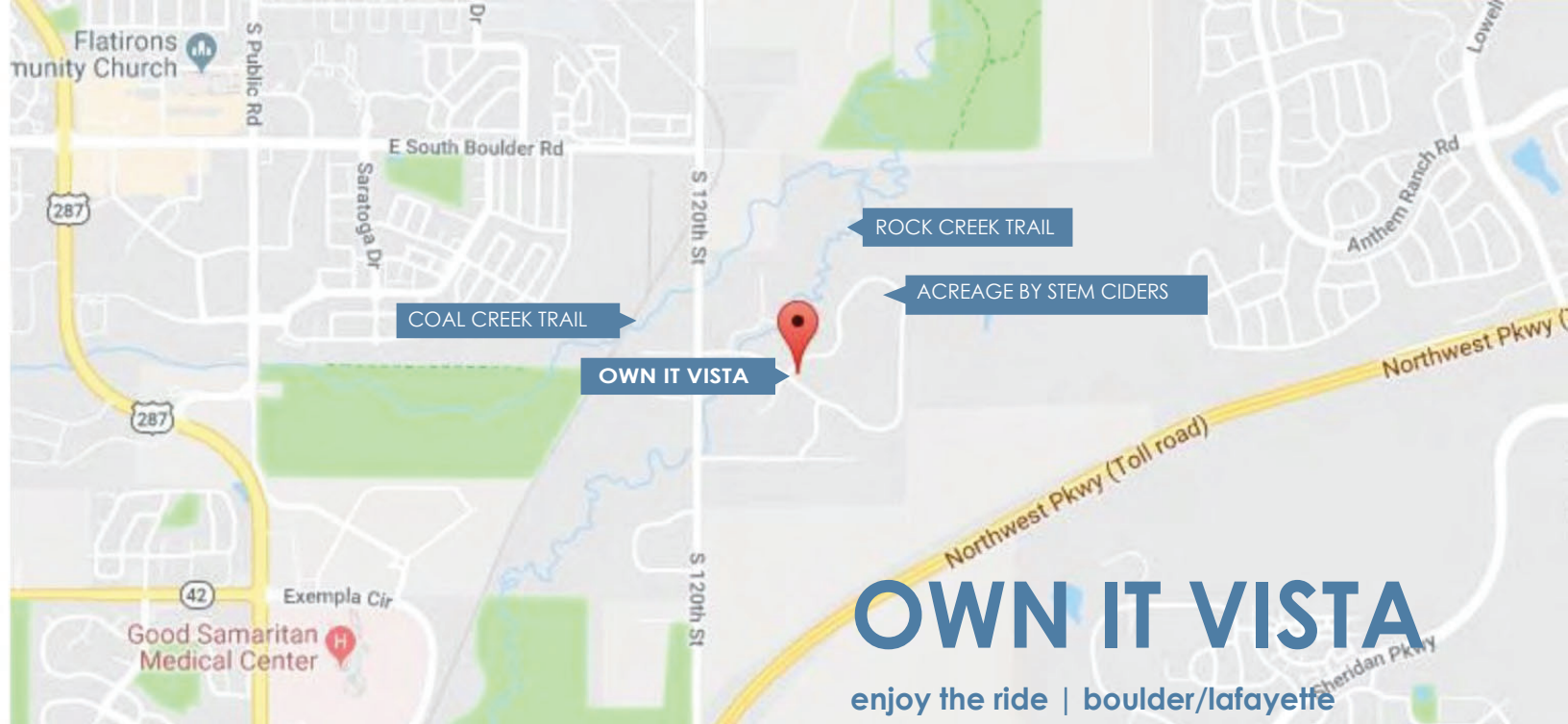
Accessible rear loading and oversized vehicle parking makes Own It Vista ideal for many business types, including construction, breweries, R & D and/or lab space.

**CALL FOR
A SHOWING**



NOW ACCEPTING OFFERS

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The new Own It Vista project is located on a 3.5-acre corner lot just down the street from the new Acreage by Stem Ciders Restaurant in Vista Business Park, Lafayette, Colorado. Only a 5-minute drive from Northwest Parkway (Hwy 470) and two blocks from the Coal Creek and Rock Creek Trail System. The site is ideal for the growing population of individuals who would rather bike to work than drive.

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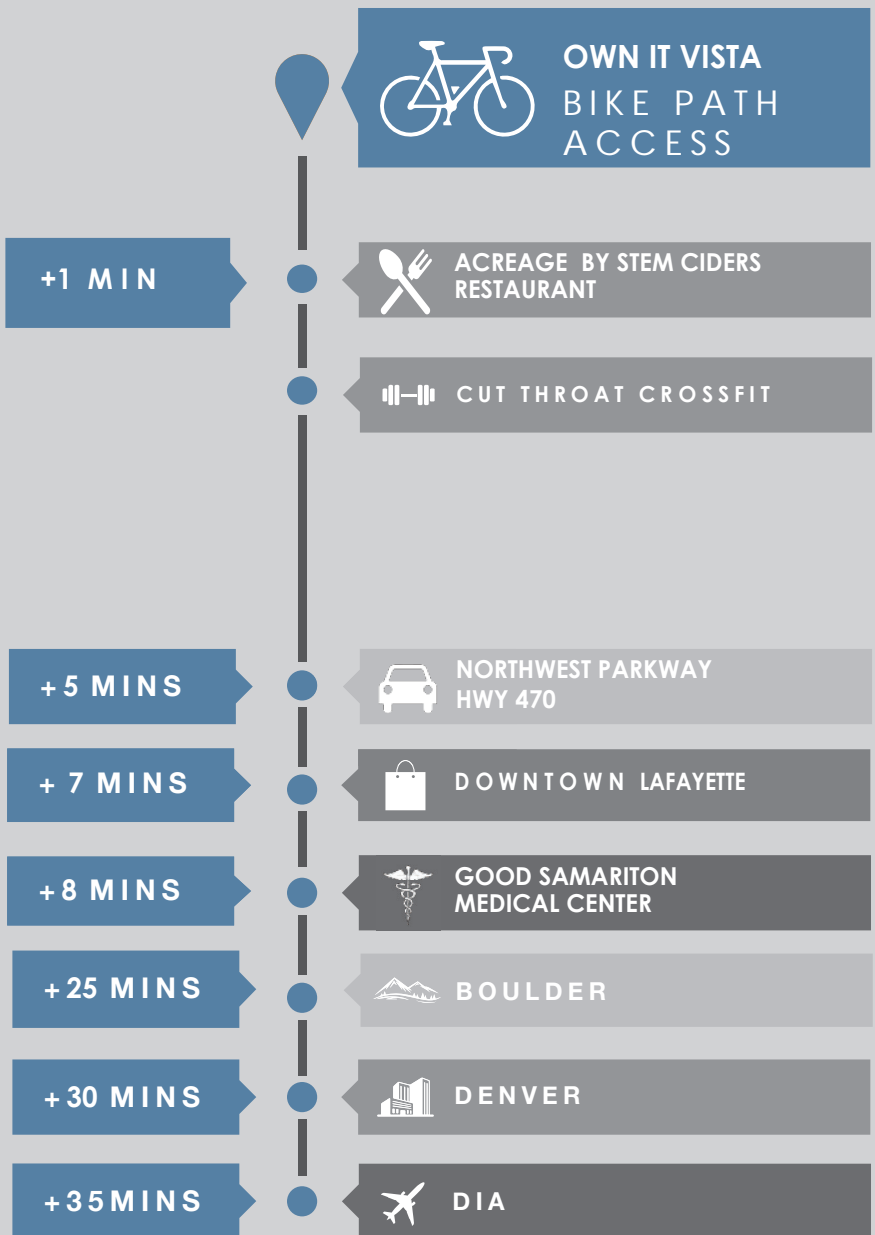
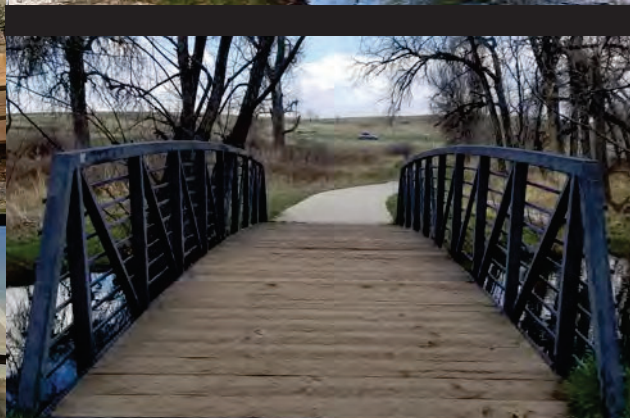




Photo by Lisa MacAllister

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Contact Listing Brokers



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