



**DEAN CALLAN**  
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## INDUSTRIAL/FLEX SPACE FOR LEASE

1391 HORIZON AVENUE  
LAFAYETTE, COLORADO 80026

**Discover this modern industrial/flex space for lease at 1391 Horizon Avenue, Lafayette, CO.** Built in 2022, this single-story gem features a west-facing mezzanine with breathtaking mountain views, abundant natural light, 24' clear height, two drive-in doors, and 1,000 Amps, 3-phase power (208 V). Perfect for businesses seeking a vibrant, contemporary workspace in a prime location.

[Call us for more information and to set up a tour.](#)

## TERMS

Unit C/D:

13,141 SF

Lease Rate:

\$18.00 / SF / NNN

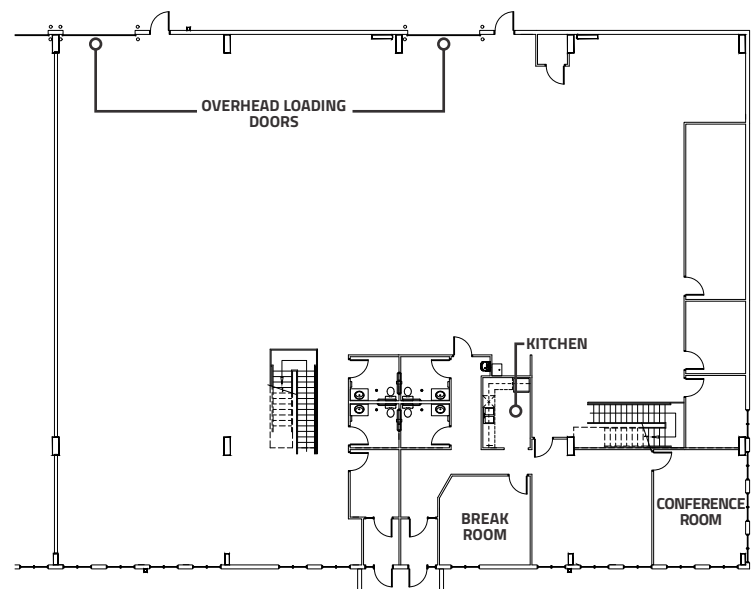
Expenses:

\$7.97 / SF (Est. 2026)

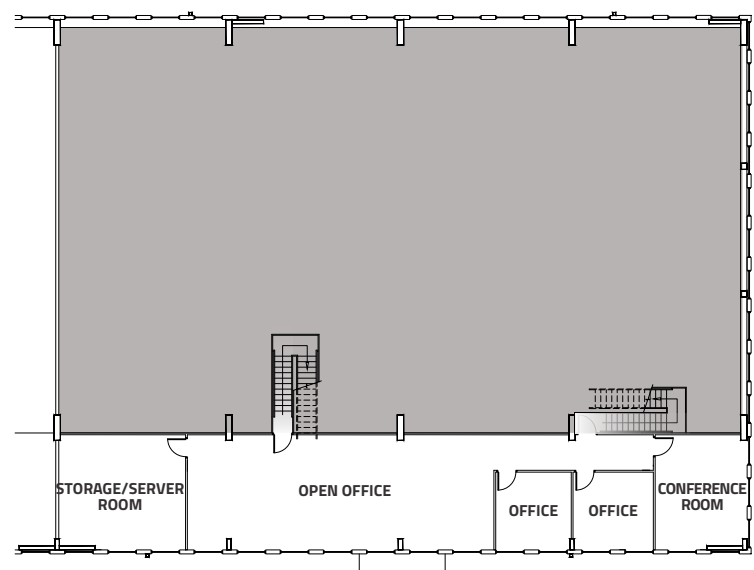
## PROPERTY FEATURES

- Single-story space with a west-facing mezzanine providing a fantastic view of the mountains
- 1,000 Amps, 3-phase power / 208 V
- 24' clear height
- 2 drive in loading doors
- Access to shared loading dock
- 2 man door in back
- Four bathrooms
- Kitchen and break room
- Sprinklered
- Flooded with natural light
- 32 Parking spaces
- Electric vehicle charge station on site
- Built in 2022

### UNIT C/D - MAIN LEVEL - FLOOR PLAN



### UNIT C/D - MEZZANINE - FLOOR PLAN



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