



8,700 SF HIGH CLEAR WAREHOUSE W/+2 ACRE YARD
 IN BOULDER COUNTY

1280 ROCK CREEK CIR

LAFAYETTE, CO 80026

Property Summary

- Convenient access to Hwy-287, E-470, Hwy 36, and Baseline Rd
- 2+ Acre Fenced and Secured Yard
- High-Clear Warehouse and Office
- Two-Story Office
- Multiple Drive-In Loading Options

Property Zoning Code

M1 (City of Lafayette)

CLICK HERE FOR FULL CODE:

https://library.municode.com/co/lafayette/codes/code_of_ordinances?nodeId=COOR_CH26DEZO_S26-11IND

Property Features

Lease Rate:	\$25.00/SF NNN \$20.50/SF NNN
NNN Estimate:	\$5.74/SF
Building Size:	8,700 SF
Land Size:	99,560 SF (2.29 AC)
Loading:	Two (2) 16'x16' Drive-In Doors One (1) 12'x12' Drive-In Door One (1) 10'x10' Drive-In Door
Clear Height:	24'-30'
Power:	Single-Phase THREE-PHASE CAN BE INSTALLED FOR ADDITIONAL COST
Sprinklered:	No
YOC:	2007
Major Cross Streets:	Northwest Parkway & Hwy 287
Taxes:	\$40,926 (2025)

For more information:



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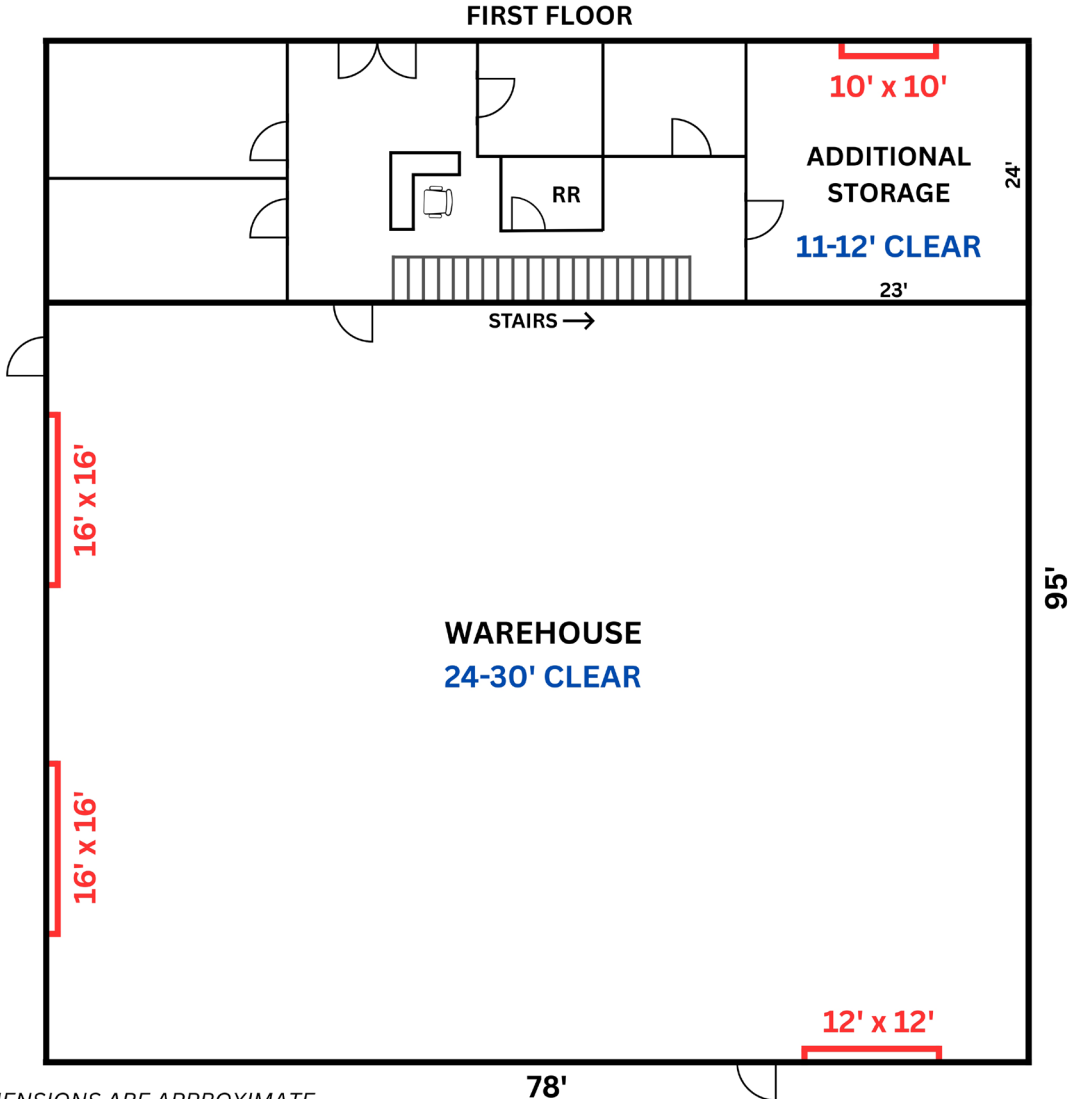
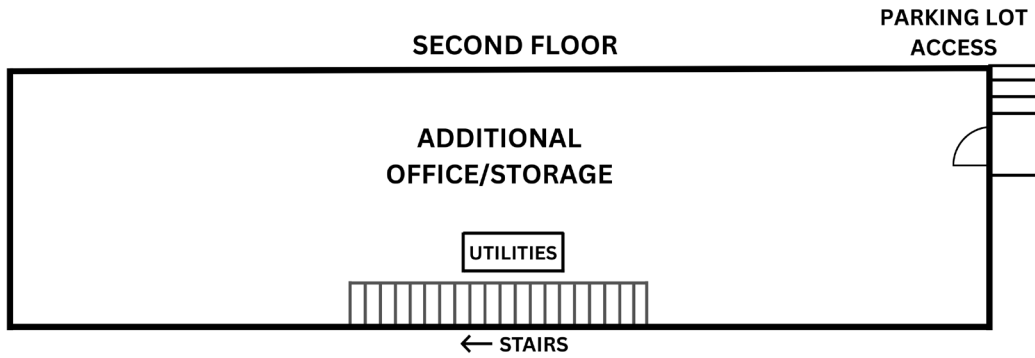
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1280 ROCK CREEK CIR FLOORPLAN



*DIMENSIONS ARE APPROXIMATE

1280 ROCK CREEK CIR LAFAYETTE, CO



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