

1460 OVERLOOK

LAFAYETTE, CO

INDUSTRIAL SPACE
FOR SALE
\$6,350,000



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NEW CONSTRUCTION
READY FOR
OCCUPANCY!

ADDITIONAL FEATURES

- Skylights in shop
- Roof is 60 EPDM with R19 insulation
- Precast concrete
- E470 visibility
- Furniture Available

TOTAL PROJECT SIZE

56,185 SF

SITE SIZE

3.52 Acres

OFFICE

First Floor: 7,000 SF
Second Floor: 7,000 SF (unfurnished)

CLEAR HEIGHT

18'

SPINKLERED

Wet System, 100% coverage

LOADING DOORS

15 drive-In Doors, (14'x12')

ZONING ID

PUD - M-1

PROPERTY TAX

\$79,840.92

PARKING

78 Stalls

POWER

1,000 amps, 277/480 volt 3 phase 4 wire

HVAC

5 rooftop units, 46.5 tons total for offices, 5 evaporative coolers in shop

HEATING

5 rooftop gas units for office, 12 gas radiant heaters in shop

LIGHTING

Metal halide exterior, high bay fluorescent in shop

FOR MORE
INFORMATION
PLEASE
CONTACT

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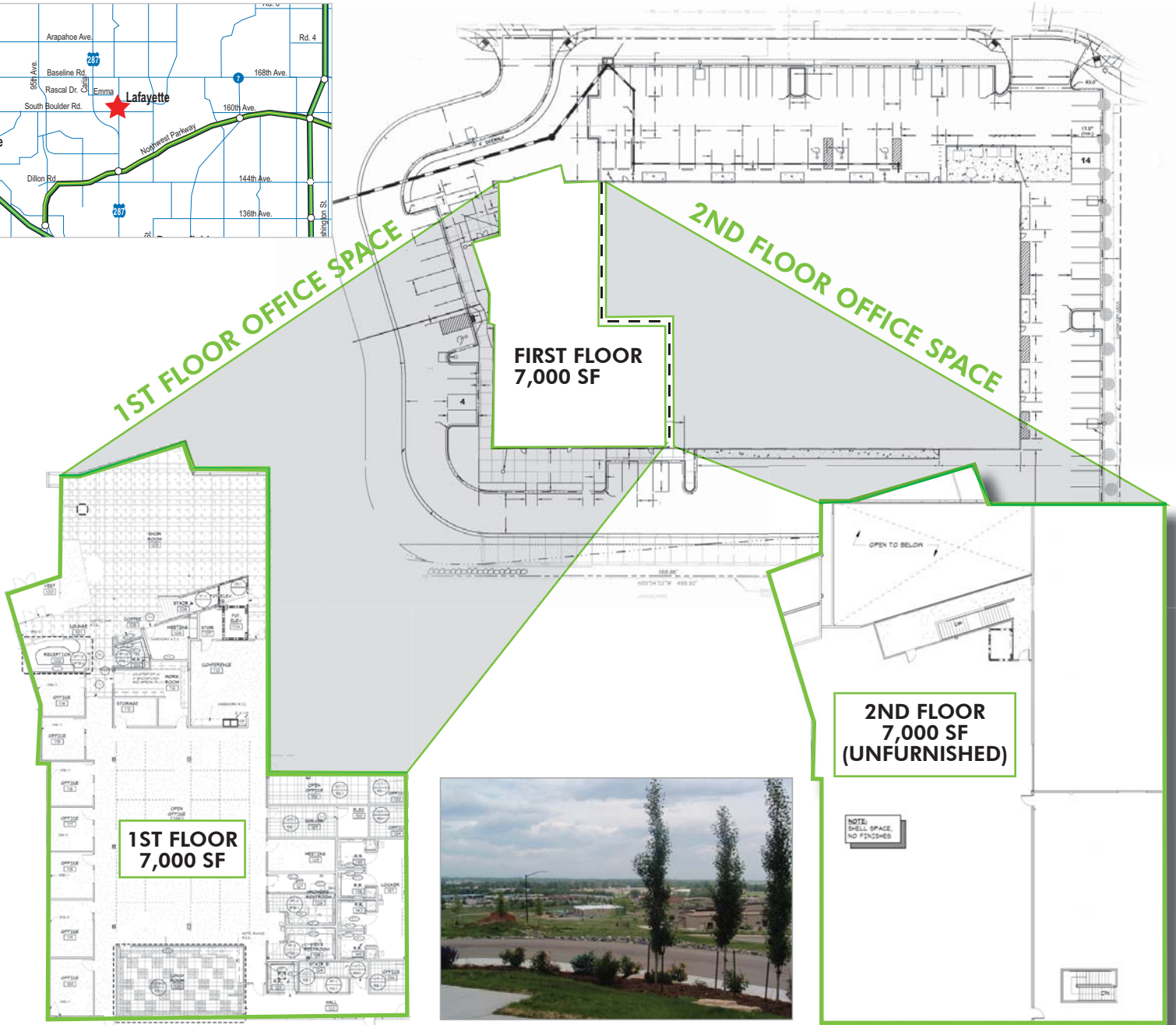
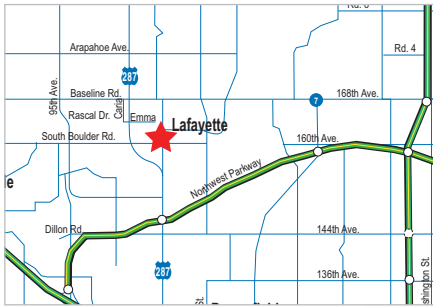
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CBRE
CB RICHARD ELLIS

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