

INDUSTRIAL LAND AVAILABLE FOR SALE

1475 Overlook Drive, Lafayette, CO, 80026

\$407,000



1.65 ACRES

Located close to the Northwest Pkwy and Hwy 287 (Wadsworth Pkwy) intersection in Lafayette, Colorado, this land presents an exciting opportunity to be a part of a robust industrial development in a great location. This lot has truly amazing western views and has been approved for a 5,000 SF building with the potential to increase to 10,000 SF by adding a second floor.

PROPERTY FEATURES

- **Submarket:** NW Denver / Northwest Pkwy
- **City/County:** Lafayette / Boulder
- **Lot Size:** 1.65 Ac / 72,012 SF
- **Zoning:** M1 – Industrial District
- **Taxes:** 2023 - \$9,059.52
- **Utilities:** City of Lafayette Water & Sewer. Utilities adjacent to site.

PROPERTY HIGHLIGHTS

- North Metro Enterprise Zone Designation
- Colorado Opportunity Zone Designation
- Topography: Slopes to the West
- Easy access to:
 - Denver International Airport: 35 minutes
 - Downtown Denver: 30 minutes
 - Boulder: 20 minutes
- Inclusions: Approx \$110K worth of permits, site plans, arch plans, solar system bids, etc.



Michael Glade, PE / +1-303-330-9738 / mike@negotiated.us

PROPERTY ZONING AND USES

The Property is Zoned M1 – Industrial District

Lafayette has successfully evolved into a thriving community over the last few decades while retaining much of its small-town flavor. The City is dedicated to remaining eclectic, diverse, and inclusive as it explores how to grow and evolve over the next 20 years.

Lafayette encourages a diverse economy, including small, startup, and creative businesses, that provides job opportunities and supports the quality of life for all of its residents.



Some Potential Permitted uses Include

- Art Studio/Gallery
- Auto Service/Sales
- Auto Paint/Body
- Brew Pub/Brewery
- Building Supplies
- Kennel/Daycare
- Machine Shop
- Manufacturing - Limited
- Medical/Dental Office
- Office
- Personal Service Outlets
- Printing/Publishing
- Research/Testing/Laboratory
- Restaurant
- Vet Hospital/Clinic
- Wholesale

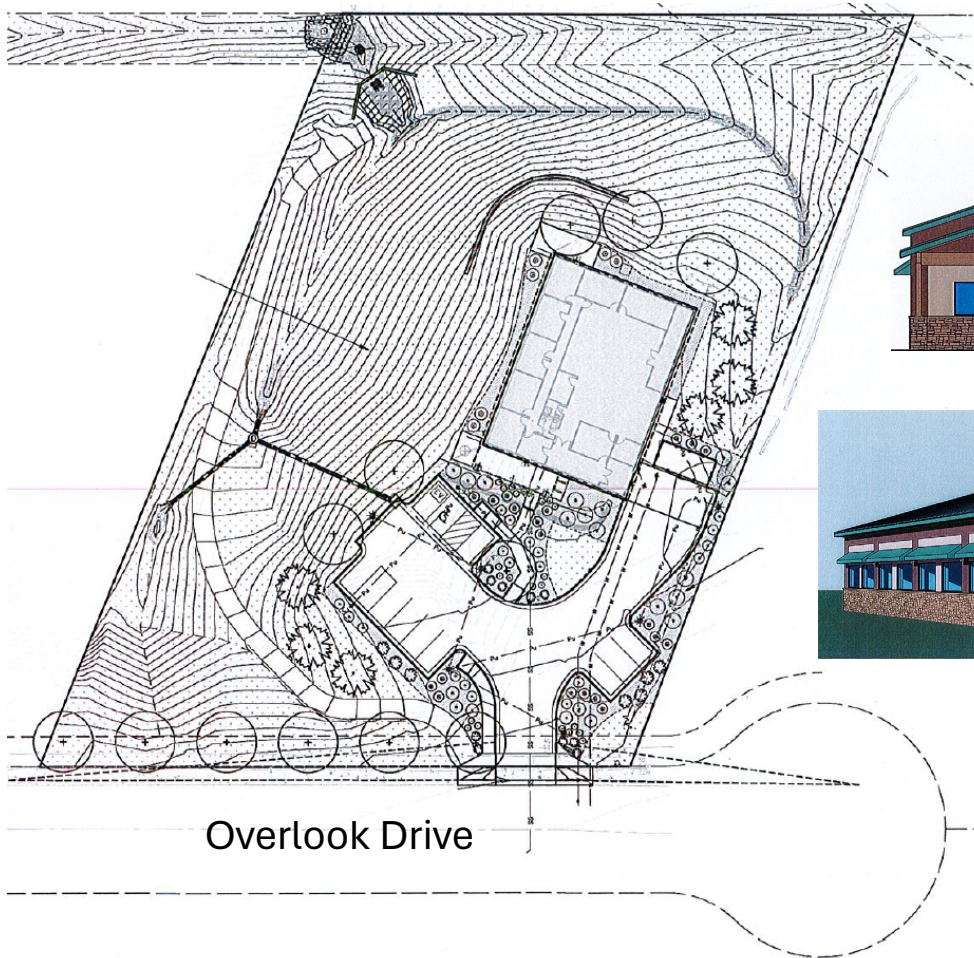


TAKE ADVANTAGE OF ENTERPRISE AND OPPORTUNITY ZONE DESIGNATIONS

The Colorado legislature created the Enterprise Zone (EZ) Program to encourage development in economically distressed areas of the state by offering eligible businesses state income tax credits and sales and use tax exemptions. EZ incentives should be considered as part of your business plan for the development of this site.

The Opportunity Zone program is a federal incentive that encourages long-term private investments in designated low-income communities by giving investors tax benefits for investing in real estate projects and operating businesses. Investors receive tax incentives in the form of deferral and elimination of state and federal capital gains taxes.

OWNER CONCEPTUAL SITE PLAN AND SITE PHOTO





THANK YOU!



CONTACT



MICHAEL GLADE, P.E.
Vice President
303.330.9738
mike@negotiated.us



TED HARRIS
Managing Broker
303.807.6843
ted@negotiated.us



The provided information on property sales, rentals, or financing is sourced from reliable channels. However, no guarantee or assertion of accuracy is given, and it is subject to potential errors, omissions, price fluctuations, rental changes, or other conditions. Prior sales, leases, financing arrangements, or withdrawal without prior notice may occur. The broker holds no liability of any nature for the information provided. All parties shall conduct their own independent due diligence regarding property information and conditions.