

1321 & 1323 WEST BASELINE RD LAFAYETTE, COLORADO

CONTACT:

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LOTS FOR SALE — BUILD TO SUIT

**DEVELOPER LIQUIDATION
MAJOR PRICE REDUCTION
PRICED TO SELL**



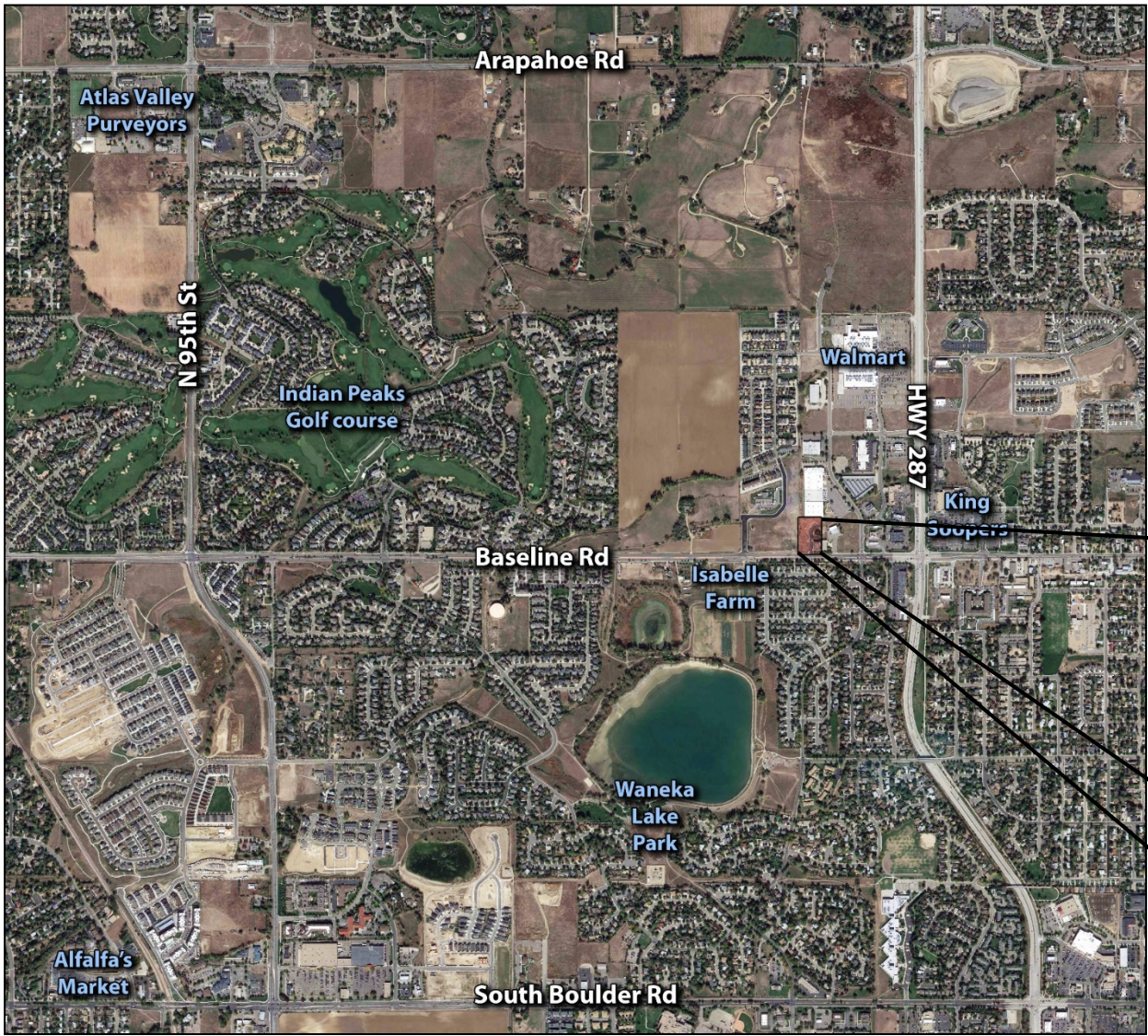
1321 WEST BASELINE ROAD — LOT 2

- APPROXIMATELY 34,784 SF
- ~~\$170,000~~ OR ~~\$4.90/SF~~ \$119,000 OR \$3.42/ SF
- APPROVED FOR AN 8,816 SF BUILDING. COULD BE MEDICAL, PROFESSIONAL OR LIGHT INDUSTRIAL.
- WATER, SEWER, GAS & ELECTRIC STUBBED TO LOT
- ON-SITE DETENTION IS ALREADY ACCOMMODATED WITHIN EXISTING INFRASTRUCTURE

1323 WEST BASELINE ROAD — LOT 3

- APPROXIMATELY 17,934 SF
- ~~\$112,000~~ OR ~~\$6.25/SF~~ \$78,400 OR \$4.37/ SF
- APPROVED FOR A 6,600 SF BUILDING. COULD BE MEDICAL OR PROFESSIONAL.
- WATER, SEWER, GAS & ELECTRIC STUBBED TO LOT
- ON-SITE DETENTION IS ALREADY ACCOMMODATED WITHIN EXISTING INFRASTRUCTURE

The information above 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.



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