



DEAN CALLAN
& COMPANY INC

HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

COMMERCIAL LOT 0.4 ACRES FOR SALE \$375,000

1323 WEST BASELINE ROAD
LAFAYETTE, COLORADO 80026

Discover the potential of this strategically located property, approved for a 5,100 sq. ft. single-story or a 6,660 sq. ft. two-story building. With M-1 & PUD zoning, it's ideal for a variety of uses from medical to R&D. Situated on Baseline Road, it offers excellent visibility, and traffic flow to Hwy 287. The site is prepped with utilities and stormwater detention, plus a parking ratio of 4:1,000 sq. ft. It's designed for 1 to 4 tenants, making it a versatile choice for businesses seeking a prime Boulder County location.

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

TERMS & BUILDING INFORMATION

Location:	1323 West Baseline Road, Lafayette, Colorado 80026
Price:	\$375,000
Size:	~17,934 sq ft (Approximately 0.41 acres)
County:	Boulder
Zoning:	M-1 & PUD Zoning
Utilities:	Water, sewer, electricity, and gas on-site
Use:	Medical facilities, professional/technical offices, restaurants, veterinary services, R&D, and more...
Property Tours:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at 303.449.1420.

PROPERTY FEATURES

- **Flexibility in Design:** Approved for either a single-story building of 5,100 sq. ft. or a two-story building of 6,660 sq. ft., catering to diverse architectural preferences.
- **Versatile Zoning:** M-1 & PUD zoning supports a wide range of uses including medical facilities, professional/technical offices, restaurants, veterinary services, R&D, and more.
- **Prime Location:** Offers frontage access and prominent exposure on Baseline Road, a major east-west artery facilitating traffic to and from Boulder, as well as immediate access to Hwy 287.
- **Ready Infrastructure:** Utilities are pre-installed to the site, and an onsite stormwater detention system is already in place, simplifying development efforts.
- **Ample Parking:** A generous parking ratio of 4:1,000 sq. ft. ensures convenience for tenants and visitors alike.
- **Customizable Tenant Spaces:** The building may be designed to accommodate 1 to 4 tenants with minimal common areas, allowing for tailored space solutions.

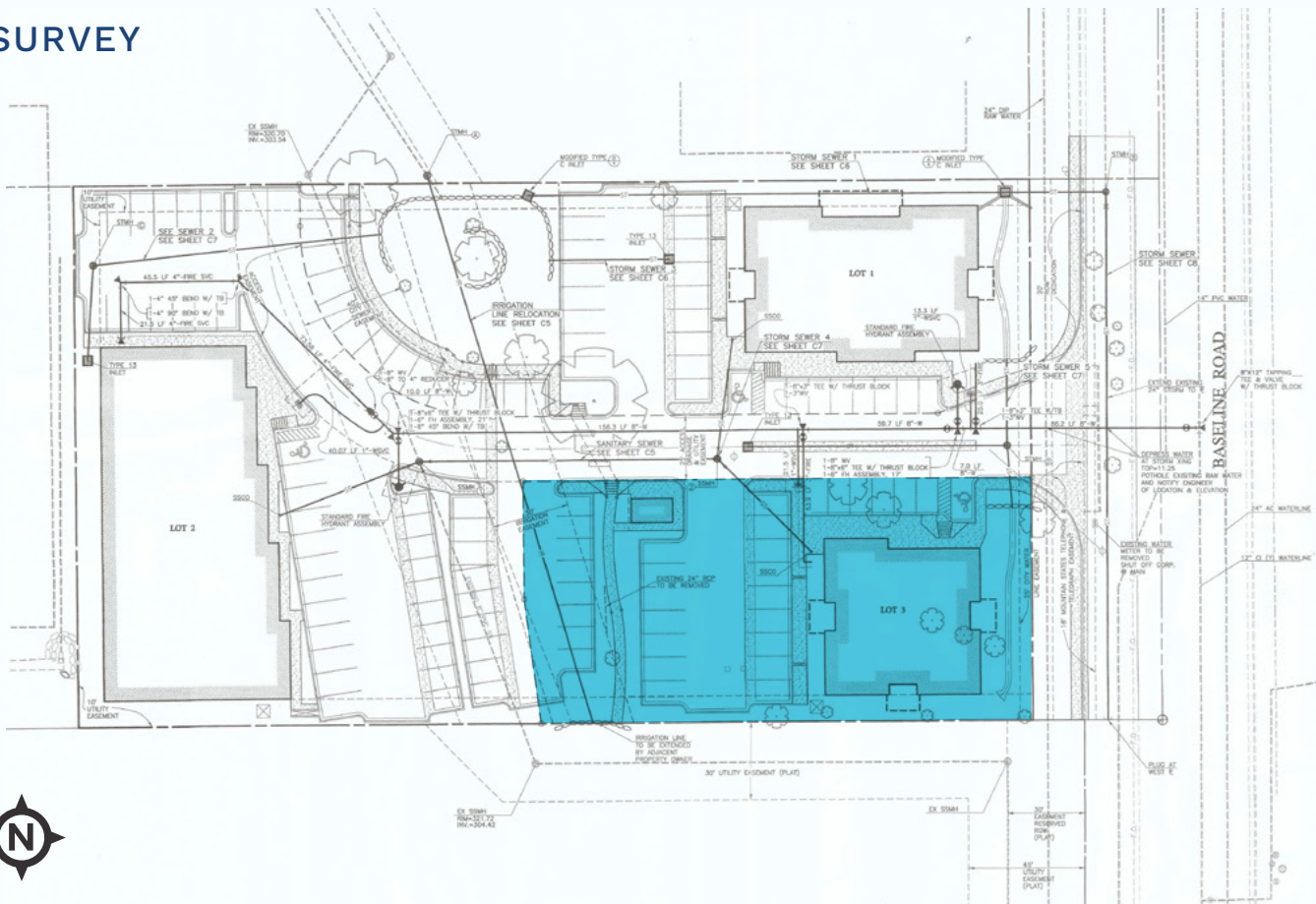
DISCLOSURE

This Offering Memorandum is provided for the purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in 1323 West Baseline Road, Lafayette, CO 80026. The potential investor is urged to perform its own examination and inspection of 1323 West Baseline Road and information relating to same and shall rely solely on such examination and investigation and not on this offering or any materials, statements or information contained herein or otherwise provided.

The information contained herein 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. It is your responsibility to independently confirm its accuracy and completeness.



SURVEY





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