


# 778 West Baseline Rd

Suite A-1, Lafayette, CO

## Cold Storage/ Food Distribution Warehouse For Sublease

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**Property Info & Gallery**

**View Map**

| Suite | Size | Lease Rate / sq. ft. |
|---|---|---|
| A-1 | 2,641 sq. ft. | $17.00 NNN |
| A (Optional Addition) | 762 sq. ft. | $17.00 NNN |
| Expenses (2026) | | $10.25* |

***Plus Utilities***

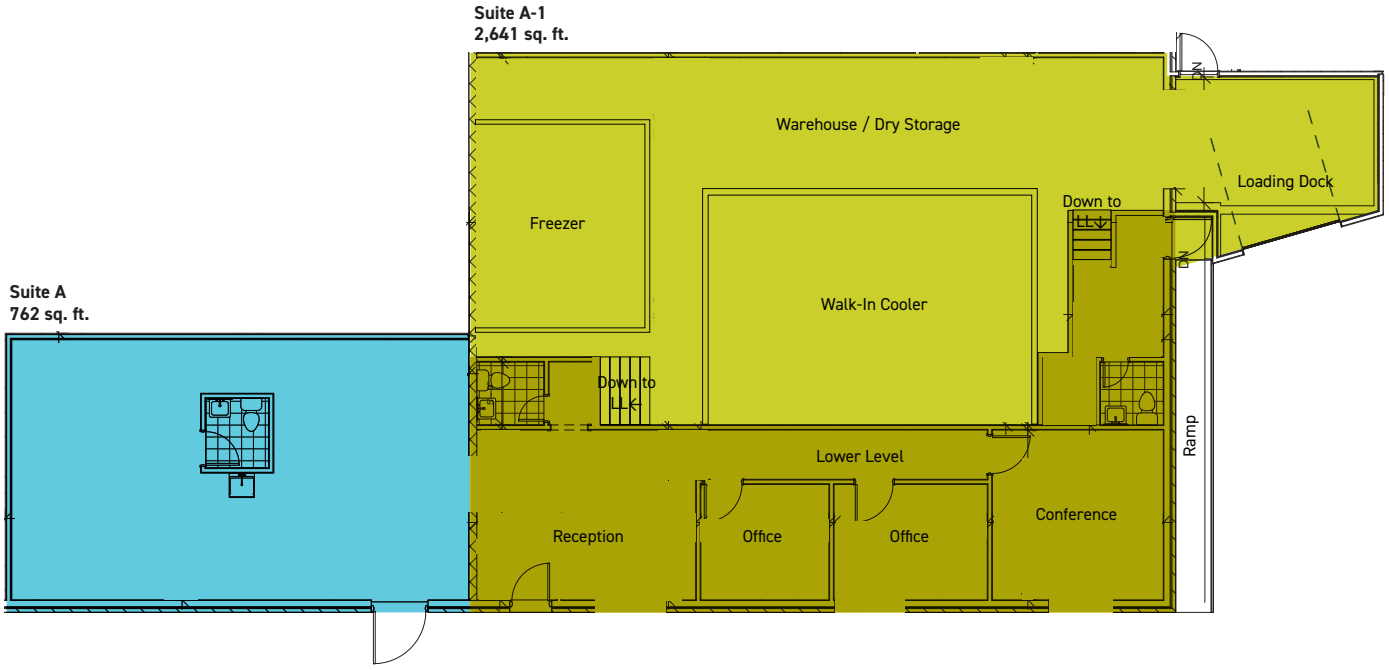
- Rare & Efficient Warehouse with Walk-In Cooler & Freezer Ideal for Food Distribution
- Lower-Level Offers Reception, 2 Private Offices, Conference Room & Restroom
- Upper-Level Warehouse with Cold Storage, Dry Storage & Dock-High Loading
- Equipped with 15 x 15 ft. Freezer ~(8 pallets) & 17 x 26 ft. Refrigerator (~20 pallets)
- Additional Space Available in Adjacent Unit (762 sq. ft.)
- Located at the Intersection of US 287 & Baseline Offering Easy Access to Major Highways
- Monument & Building Signage Available with Great Visibility
- Sublease through November 2029- Direct Lease Possible

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The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

**778 W Baseline Rd**
**Up to 3,403 sq. ft. Available**





SUITE A-1 CONFERENCE


WALK-IN COOLER

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GIBBONS WHITE Incorporated
**2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040**
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LOADING AREA



DOCK-HIGH DOOR




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