DEAN CALLAN
& COMPANY INC

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INDUSTRIAL/FLEX SPACE FOR LEASE

1700 COAL CREEK
LAFAYETTE, COLORADO 80026

1700 Coal Creek Drive presents a unique opportunity to lease 15,872 SF of versatile industrial/flex space in the growing Lafayette/Louisville market. The property combines highly functional warehouse and manufacturing space featuring 21′ clear heights, three 12′ drive-in doors and abundant natural light with quality employee amenities, including a kitchen, large restrooms and a mezzanine with a private outdoor deck. Convenient access to E-470 and US 36 provides connectivity throughout the metro area, while Downtown Boulder, Denver and the restaurants and shops of Old Town Lafayette are all within easy reach.

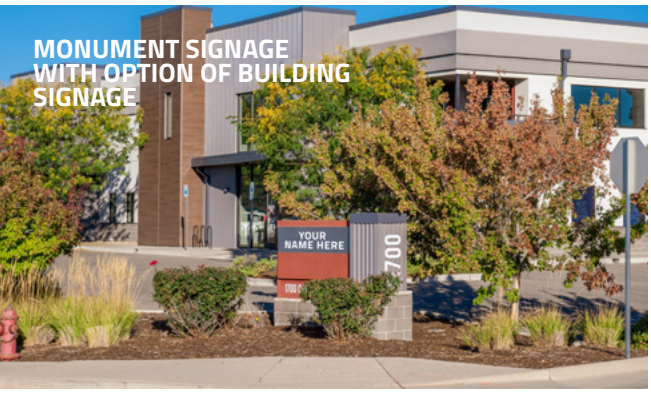
Call us for more information and to set up a tour.

TERMS

Available Space:	15,872 SF
Lease Rate:	$16.00 / SF / NNN
Expenses:	$12.30 / SF (Est. 2026)
Availability:	NOW
Power:	120/208V 3 phase 400Amp
Parking:	Approximately 38 Spaces
Clear Height:	21’

PROPERTY FEATURES

- 15,872 SF of Versatile Industrial/Flex Space
- Functional 21’ Clear Height
- Three 12’ Drive-In Doors
- Impressive 16’ Storefront Windows with Abundant Natural Light
- Private Outdoor Deck off the Mezzanine
- High-Visibility Monument & Building Signage Available
- Flexible M-1 & C-1 Zoning
- Employee Amenities Including Kitchen & Large Restrooms
- Convenient Access to E-470, US 36 and the Denver Metro Area
- Minutes from Old Town Lafayette Restaurants, Shopping & Amenities



MONUMENT SIGNAGE WITH OPTION OF BUILDING SIGNAGE

PRIVATE DECK

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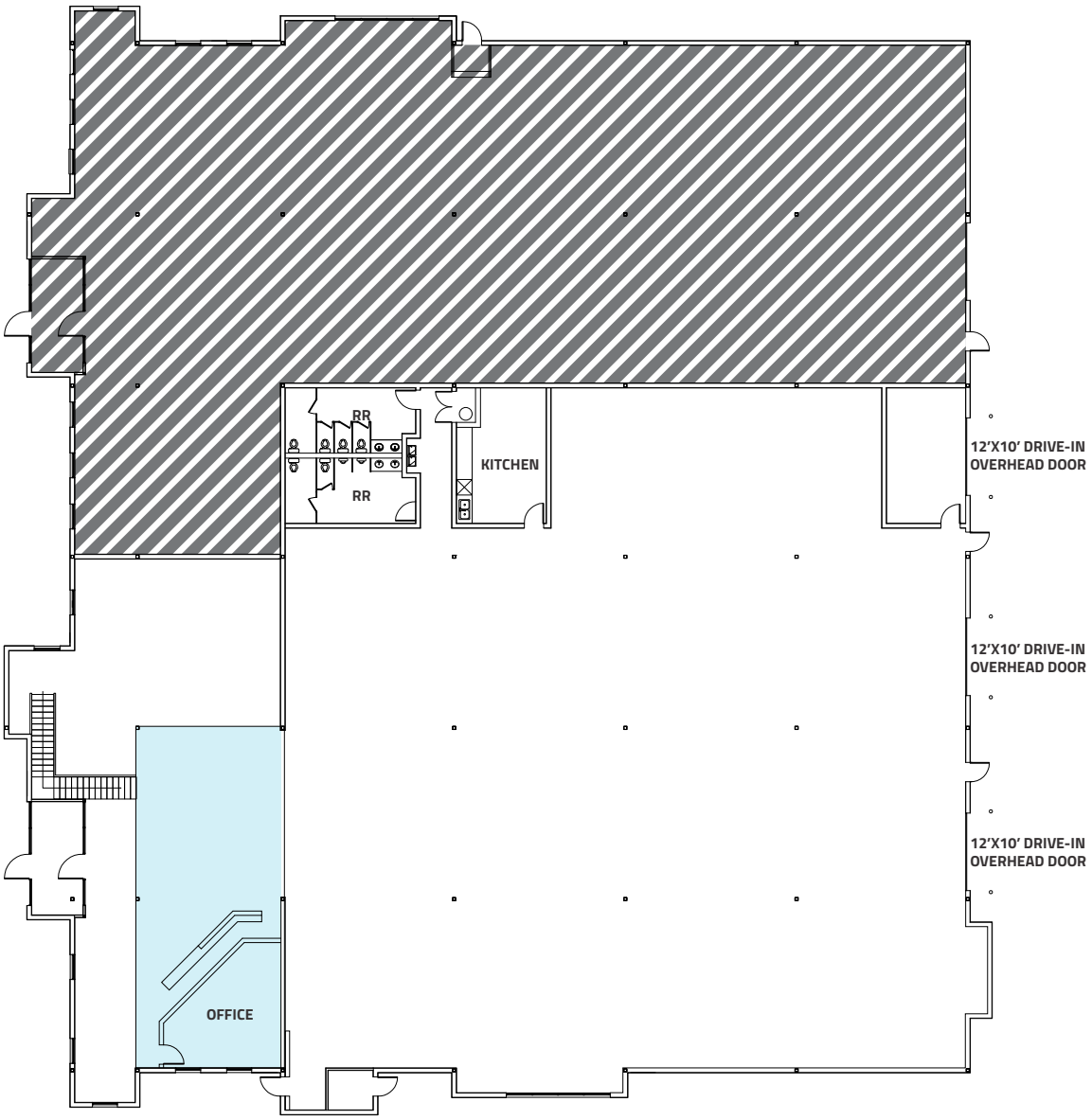
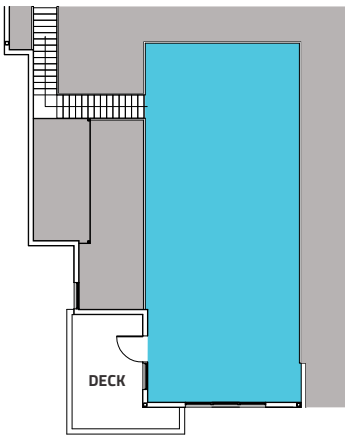
1ST FLOOR



LEASED

MEZZANINE



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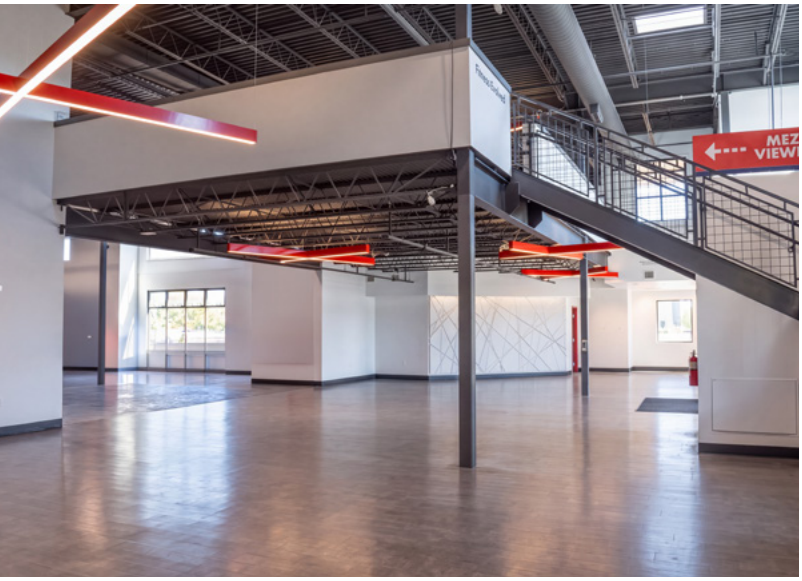

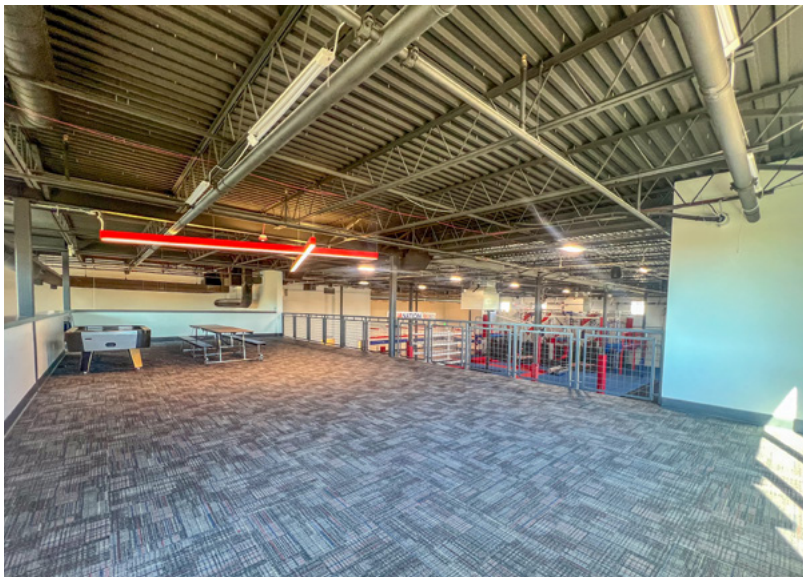

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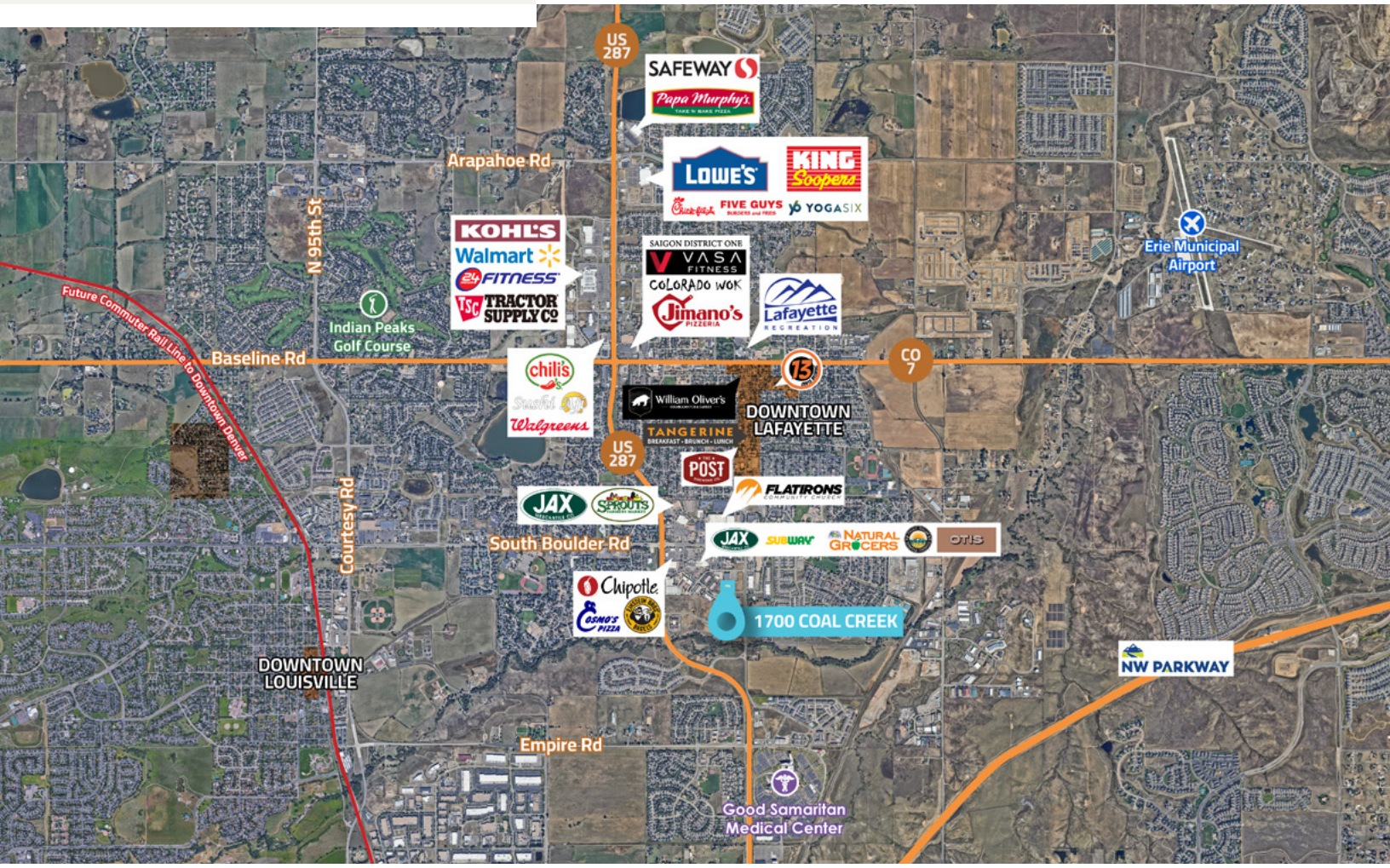

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