

**WELLINGTON BUSINESS CENTER**

6599 BUTTERCUP DRIVE | BUILDING 4

WELLINGTON, COLORADO 80549

**FLEX INDUSTRIAL SPACE FOR LEASE****Lease Rate: \$13.00 - \$15.00/SF NNN | NNN Expenses: \$5.50/SF**

These flex industrial units range from 2,000 to 10,000 square feet and are a mix of office and showroom up front and open warehouse in the back. The building has (6) 14' x 16' drive-in doors and 3-phase power.

**PROPERTY FEATURES****Available Size** 2,000 - 10,000 SF**Building Size** 20,000 SF**Site Size** 2 Acres**YOC** July 2024**Parking** 78 Spaces**Power** 3-Phase**Clear Height** 19'**Zoning** C-3 (Commercial)**AVAILABILITY**

Unit	Available SF	Lease Rate/Type	# Drive-in Doors
1	2,000 - 10,000	\$13.00 - \$15.00/SF NNN	2

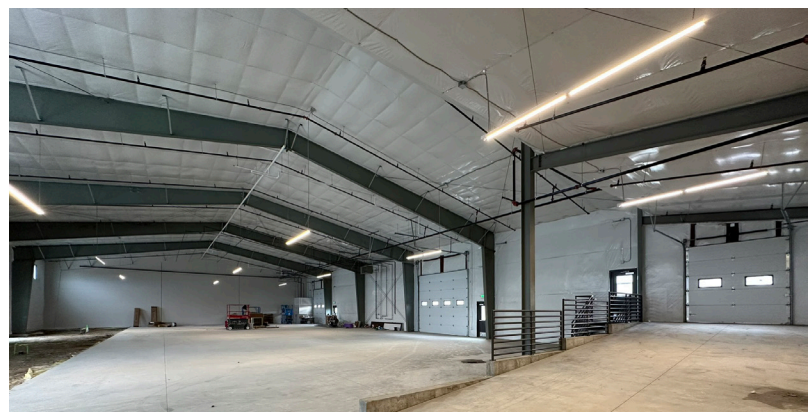
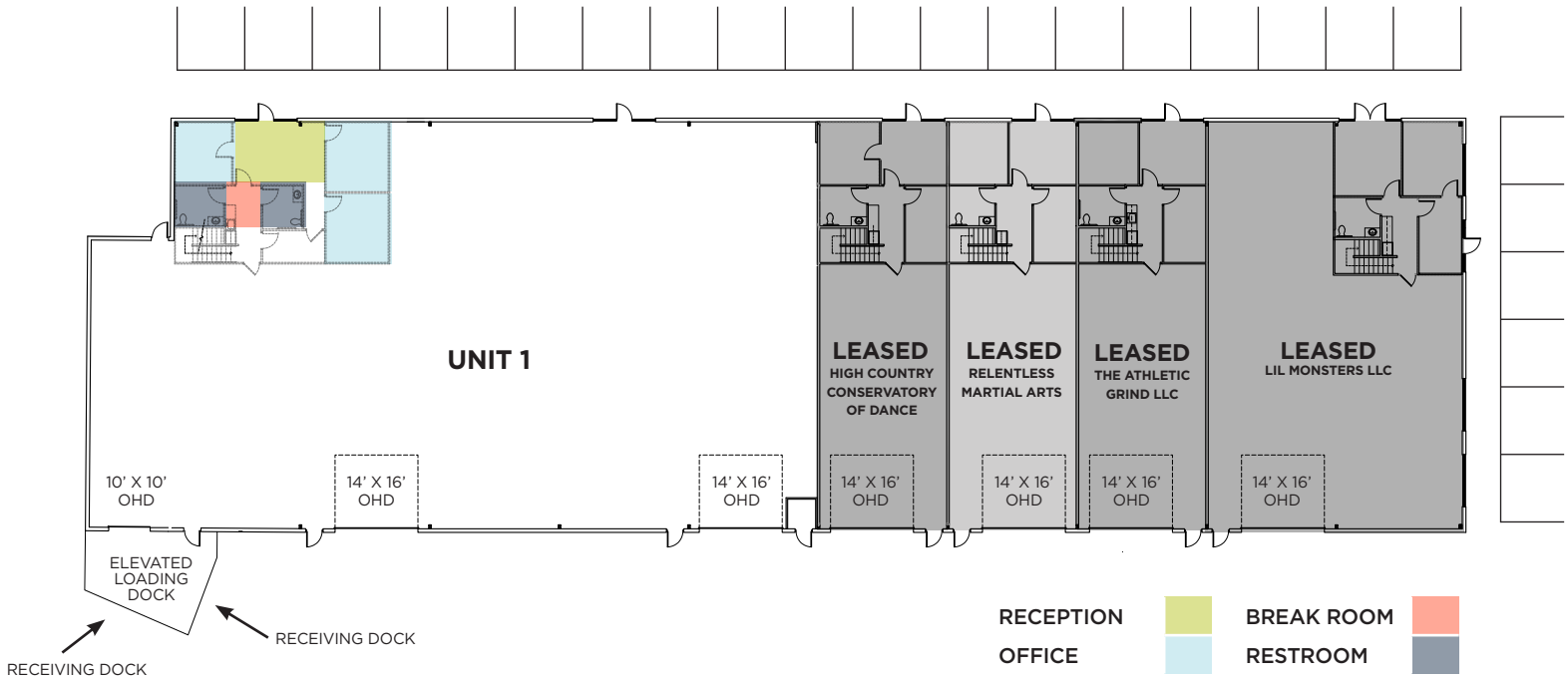


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## CONCEPTUAL UNIT DIVISION AND FLOOR PLAN





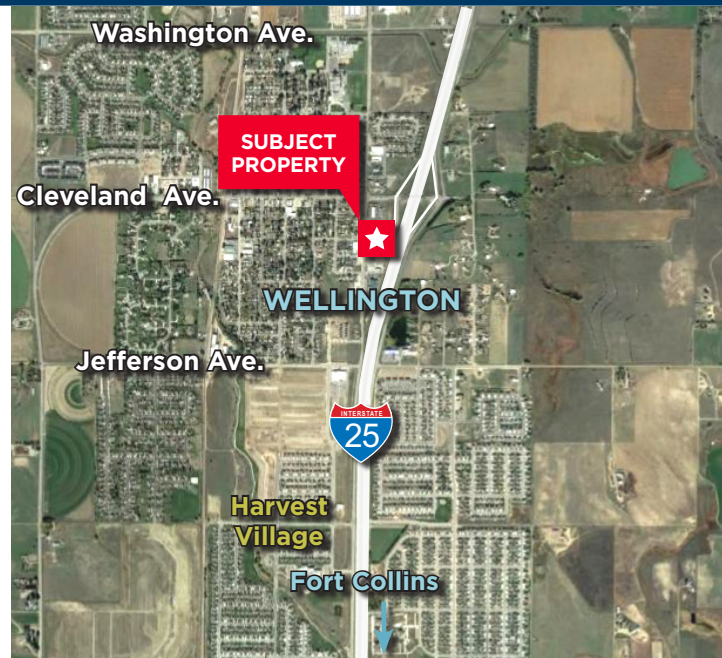


AVAILABLE FOR LEASE

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For more information, please contact:

### TYLER MURRAY

Senior Director  
970 267 7404

[tyler.murray@cushwake.com](mailto:tyler.murray@cushwake.com)

### TRAVIS ACKERMAN

Executive Managing Director  
970 267 7720

[travis.ackerman@cushwake.com](mailto:travis.ackerman@cushwake.com)

### TY MASHEK

Senior Associate  
303 525 3125

[ty.mashek@cushwake.com](mailto:ty.mashek@cushwake.com)

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525  
T 970 776 3900  
F 970 267 7419  
[cushmanwakefield.com](http://cushmanwakefield.com)

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