

**WELLINGTON BUSINESS CENTER**
**6599 BUTTERCUP DRIVE | BUILDING 4**
**WELLINGTON, COLORADO 80549**


# FLEX INDUSTRIAL SPACE FOR LEASE

**Lease Rate: \$12.00/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

<b>Available Size</b>	2,000 - 10,000 SF
<b>Building Size</b>	20,000 SF
<b>Site Size</b>	2 Acres
<b>YOC</b>	July 2024
<b>Parking</b>	78 Spaces
<b>Power</b>	3-Phase
<b>Clear Height</b>	19'
<b>Zoning</b>	C-3 (Commercial)



## AVAILABILITY

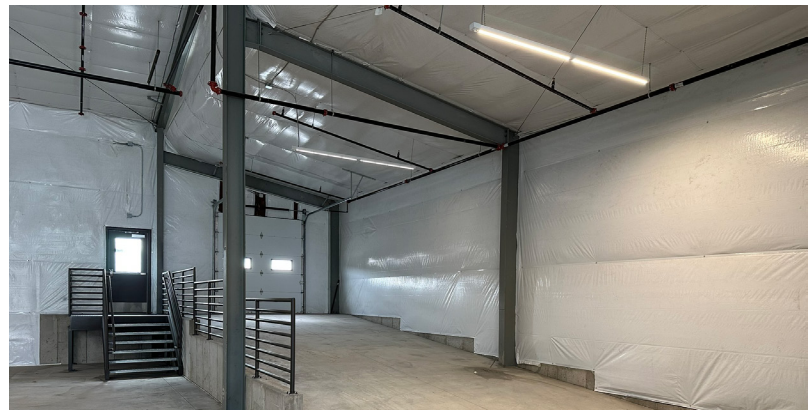
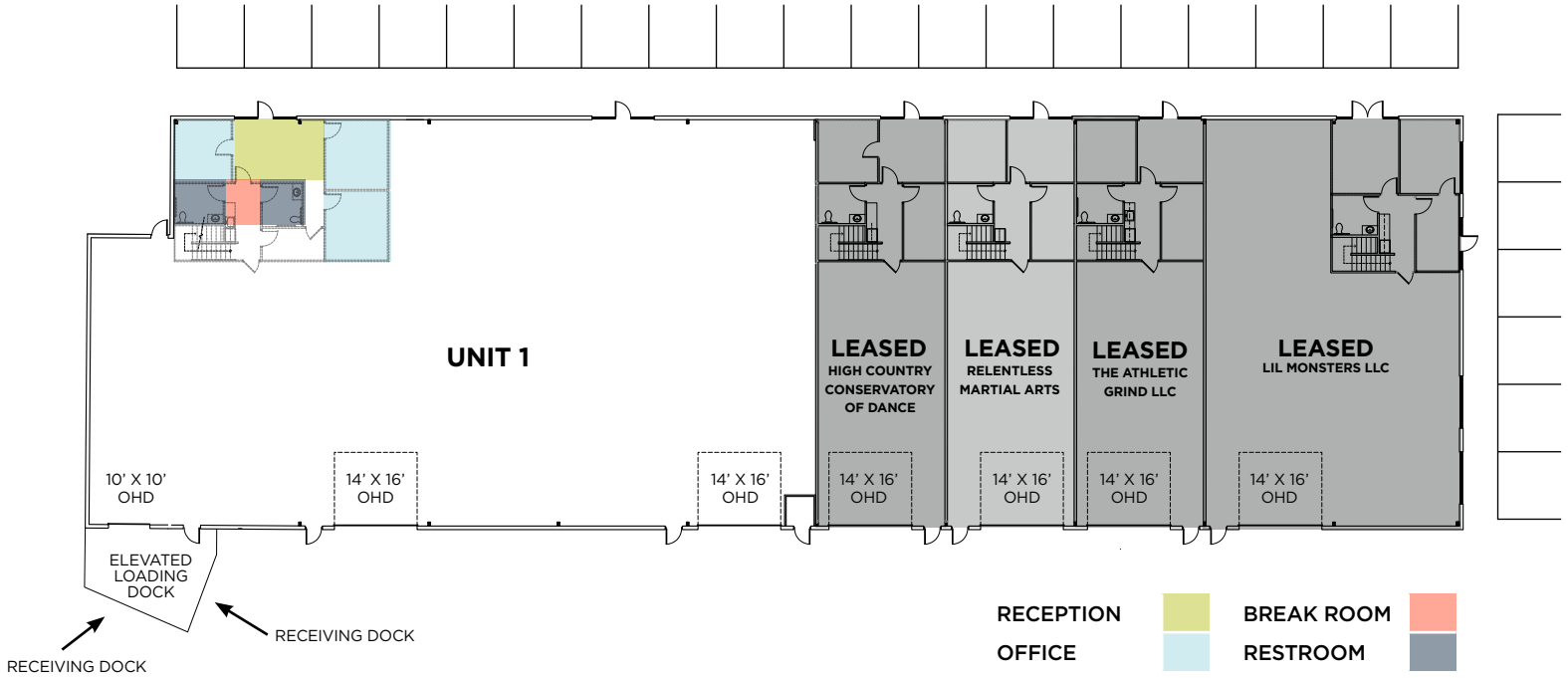
Unit	Available SF	Lease Rate/Type	# Drive-in Doors
1	2,000 - 10,000	\$12.00/SF NNN	2

**WELLINGTON BUSINESS CENTER**

6599 BUTTERCUP DRIVE | BUILDING 4

WELLINGTON, COLORADO 80549

**CONCEPTUAL UNIT DIVISION AND FLOOR PLAN**





AVAILABLE FOR LEASE

# WELLINGTON BUSINESS CENTER

6599 BUTTERCUP DRIVE | BUILDING 4

WELLINGTON, COLORADO 80549



For more information, please contact:

### TYLER MURRAY

Senior Director  
+1 970 267 7404  
tyler.murray@cushwake.com

### TRAVIS ACKERMAN

Executive Managing Director  
+1 970 267 7720  
travis.ackerman@cushwake.com

### TY MASHEK

Senior Associate  
+1 303 525 3125  
ty.mashek@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525  
T +1 970 776 3900  
F +1 970 267 7419  
[cushmanwakefield.com](http://cushmanwakefield.com)