

AVAILABLE FOR SALE

8958 W 1ST STREET
WELLINGTON, CO 80549

SALE PRICE: \$1,380,000 (\$230/SF)



**CUSHMAN &
WAKEFIELD**

PROPERTY PROFILE

Located at 8958 W 1st Street in Wellington, CO, this versatile warehouse property is now available for sale, offering an ideal setup for a range of industrial operations. The front of the building features a retail/office area, providing a convenient customer-facing space, while the spacious warehouse in the rear ensures ample room for storage, manufacturing, or distribution needs. With four overhead doors for easy access and a fully fenced yard area, this property is well-equipped for businesses requiring secure outdoor storage or fleet parking. Whether you're looking to expand your operations or establish a new industrial hub, this prime Wellington location offers excellent functionality and accessibility.



6,000 SF
BUILDING SF



2014
YEAR BUILT



0.87 AC (38,246 SF)
ACREAGE



(2) 14' X 14' OHD
(1) 12' X 14' OHD
(1) 10' X 12' OHD
LOADING



**FULLY FENCED
YARD AREA**



PAINT BOOTH
VALUE \$20,000



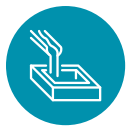
208Y/120 3-PHASE
250 AMP
POWER



RADIANT HEAT
WAREHOUSE CLIMATE



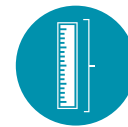
LI - LIGHT INDUSTRIAL
ZONING - TOWN OF WELLINGTON



**6" REINFORCED
CONCRETE FLOORS**



FULL HVAC
OFFICE CLIMATE



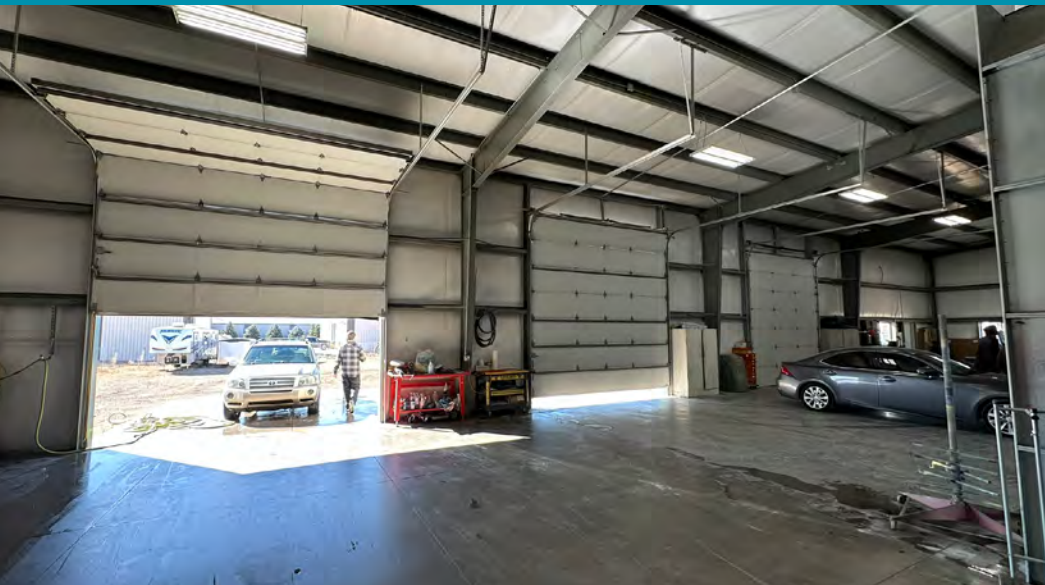
17'-19'
CLEAR HEIGHT

PROPERTY

SITE PLAN



PROPERTY PROFILE



MARKET OVERVIEW



12,425
2024 POPULATION



35
MEDIAN AGE



\$120,326
AVERAGE HH
INCOME (2024)



\$730,164
AVERAGE
HOME VALUE

Source: ESRI

WELLINGTON OVERVIEW

Wellington, Colorado, is a rapidly expanding town in Larimer County, just north of Fort Collins along Interstate 25. Once a quiet community, Wellington has seen significant residential and commercial growth in recent years, attracting new businesses and residents looking for affordability and accessibility. Its location along a major transportation corridor has made it an appealing spot for development, with increasing investments in infrastructure to support its expanding population. The town's strategic position has contributed to a surge in interest from developers looking to capitalize on Northern Colorado's economic growth.

Industrial and commercial real estate in Wellington has been on the rise, with new business parks, warehouses, and retail spaces emerging to accommodate demand. The town has become an attractive location for logistics, manufacturing, and service industries due to its proximity to Fort Collins, Cheyenne, and the broader Denver metro area. Business-friendly policies and available land have encouraged companies to establish operations in Wellington, bringing new jobs and economic opportunities. Local leadership has also focused on expanding utilities and roadways to support continued industrial and commercial expansion.

As Wellington continues to grow, its leadership is prioritizing balanced development to maintain a strong local economy while providing necessary infrastructure. Plans for additional commercial centers, mixed-use developments, and improved public services are shaping the town's future. With increasing interest from businesses and investors, Wellington is evolving into a key hub for industrial and commercial activity in Northern Colorado.

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