



AVAILABLE FOR SUBLEASE

## WELLINGTON BUSINESS CENTER

6598 BUTTERCUP DRIVE | BUILDING 1 | UNIT 3

WELLINGTON, COLORADO 80549

EASY ACCESS TO I-25



## INDUSTRIAL/FLEX SUITE FOR SUBLEASE

Sublease Rate: \$15.08/SF NNN | NNN Expenses: \$5.50/SF

This flex industrial building in Wellington, Colorado offers a dynamic mix of spacious offices, showrooms, and expansive warehouse areas boasting 3-phase, 225 amp power, and convenient I-25 access. These units, each featuring a 14' x 18' overhead door, are tailor-made for your business success.

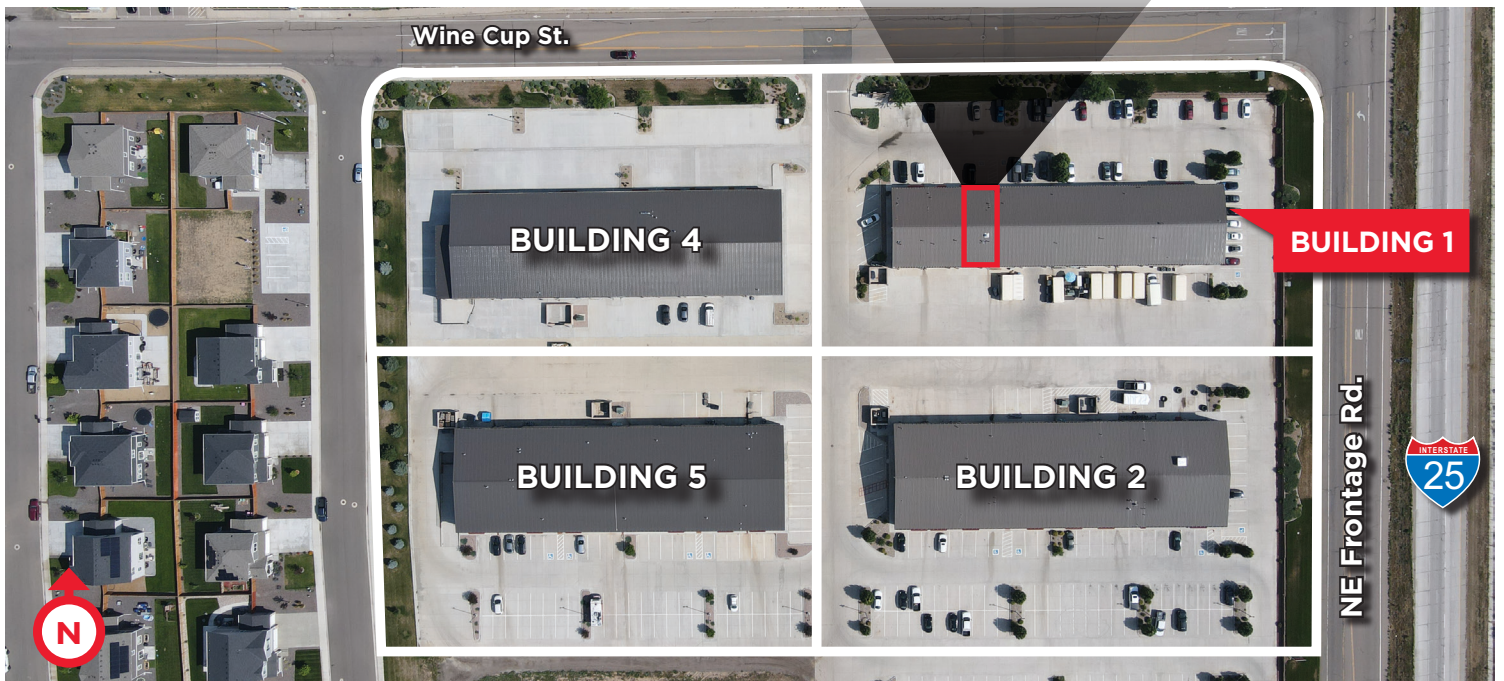
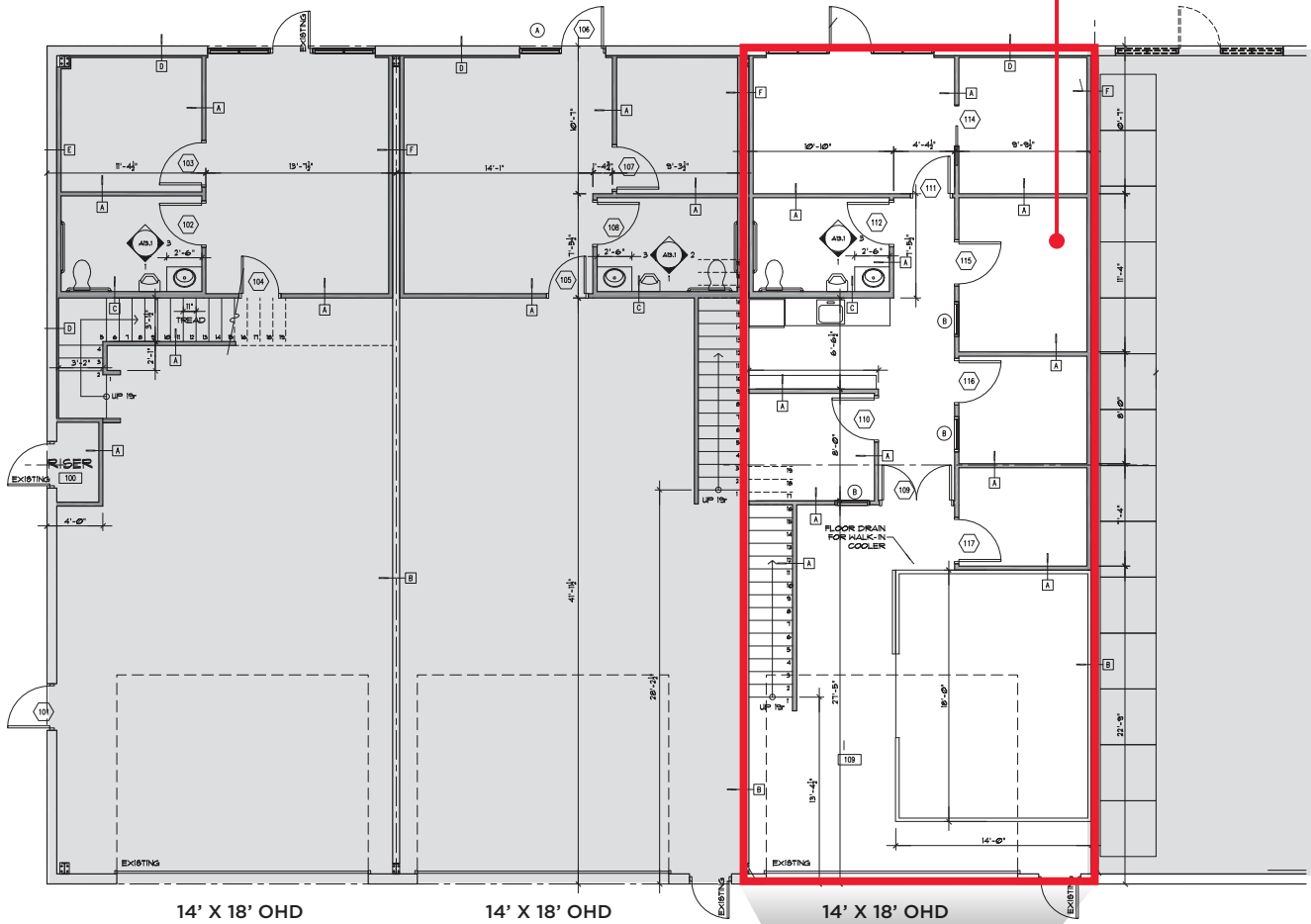
### PROPERTY FEATURES

Building Size	15,000 SF
Site Size	72,100 SF
Available Size	Unit 3: 2,316 SF
Lease Expiration	January 31, 2026
Loading	Unit 3: (1) 14' x 18' OHD
YOC	2017
Power	3-Phase / 225 amp
Clear Height	18'
Heat	Package Unit
Zoning	Hwy. Commercial - Wellington





**AVAILABLE UNIT 3 | 2,316 SF**





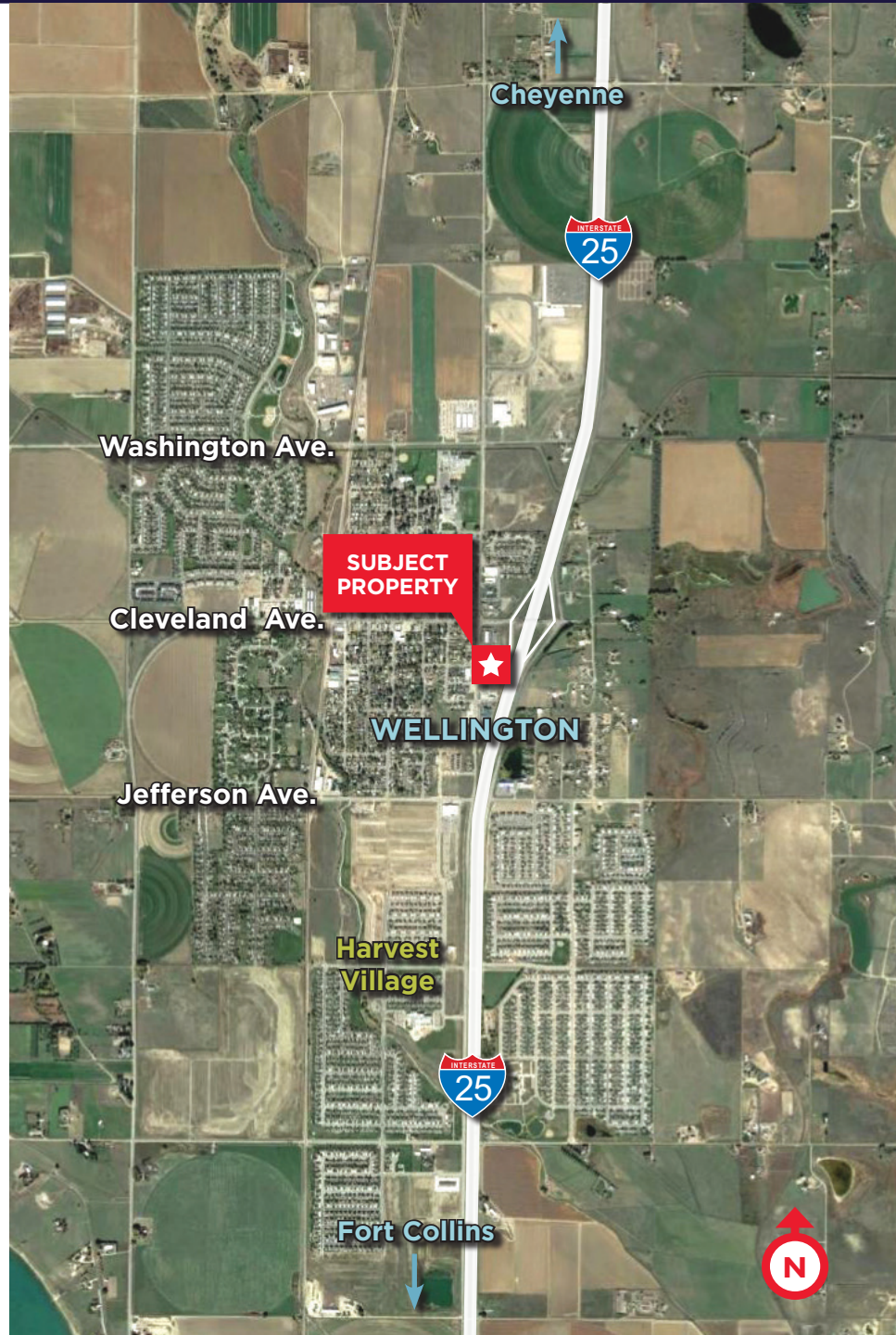


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For more information, please contact:

**NATE HECKEL**  
Managing Director  
+1 970 412 0225  
nate.heckel@cushwake.com

**TYLER MURRAY**  
Senior Director  
+1 970 267 7404  
tyler.murray@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)