AVAILABLE FOR SUBLEASE



WELLINGTON BUSINESS CENTER

6598 BUTTERCUP DRIVE | BUILDING 1 | UNIT 3

WELLINGTON, COLORADO 80549

EASY ACCESS TO I-25



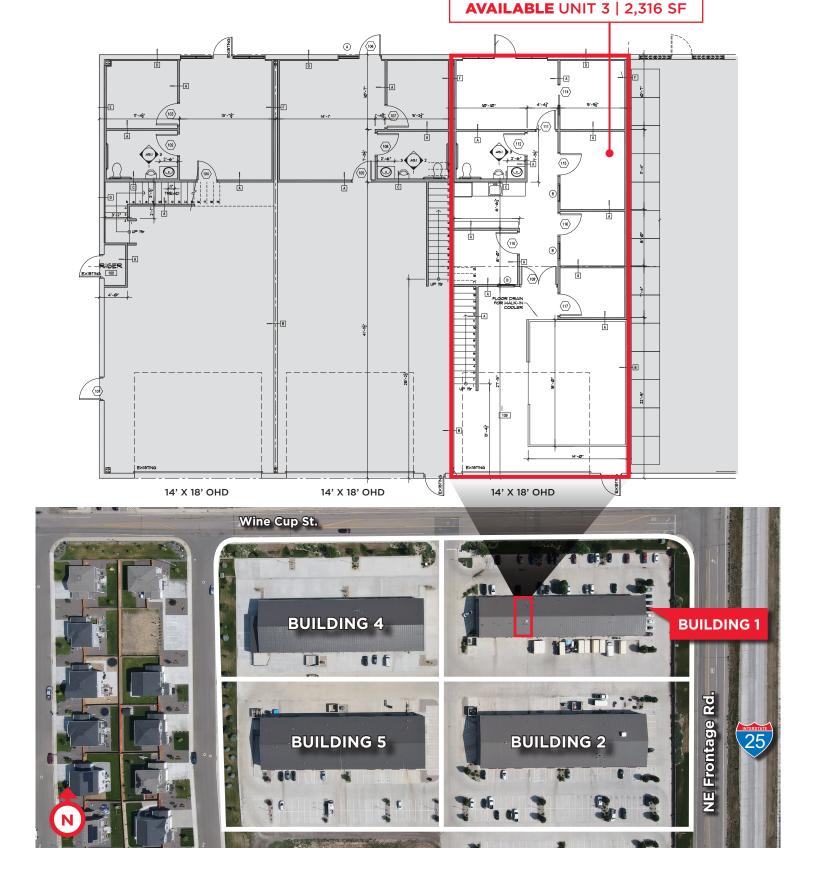
INDUSTRIAL/FLEX SUITE FOR SUBLEASE Sublease Rate: \$15.08/SF NNN NNN Expenses: \$5.50/SF

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





CUSHMAN & WAKEFIELD

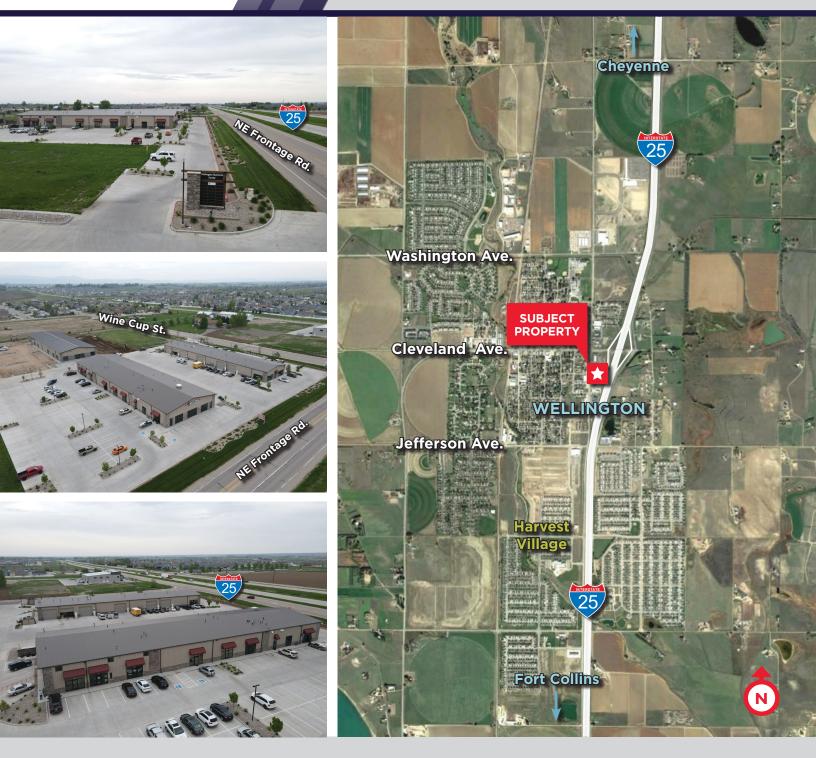
AVAILABLE FOR SUBLEASE WELLINGTON BUSINESS CENTER

AVAILABLE FOR SUBLEASE



WELLINGTON BUSINESS CENTER

6598 BUTTERCUP DRIVE | BUILDING 1 | UNIT 3 WELLINGTON, COLORADO 80549



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

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.