



AVAILABLE FOR LEASE

WELLINGTON BUSINESS CENTER

6598 BUTTERCUP DRIVE | BUILDING 1 | UNIT 2

WELLINGTON, COLORADO 80549

EASY ACCESS TO I-25



1,925 SF FLEX INDUSTRIAL SPACE FOR LEASE

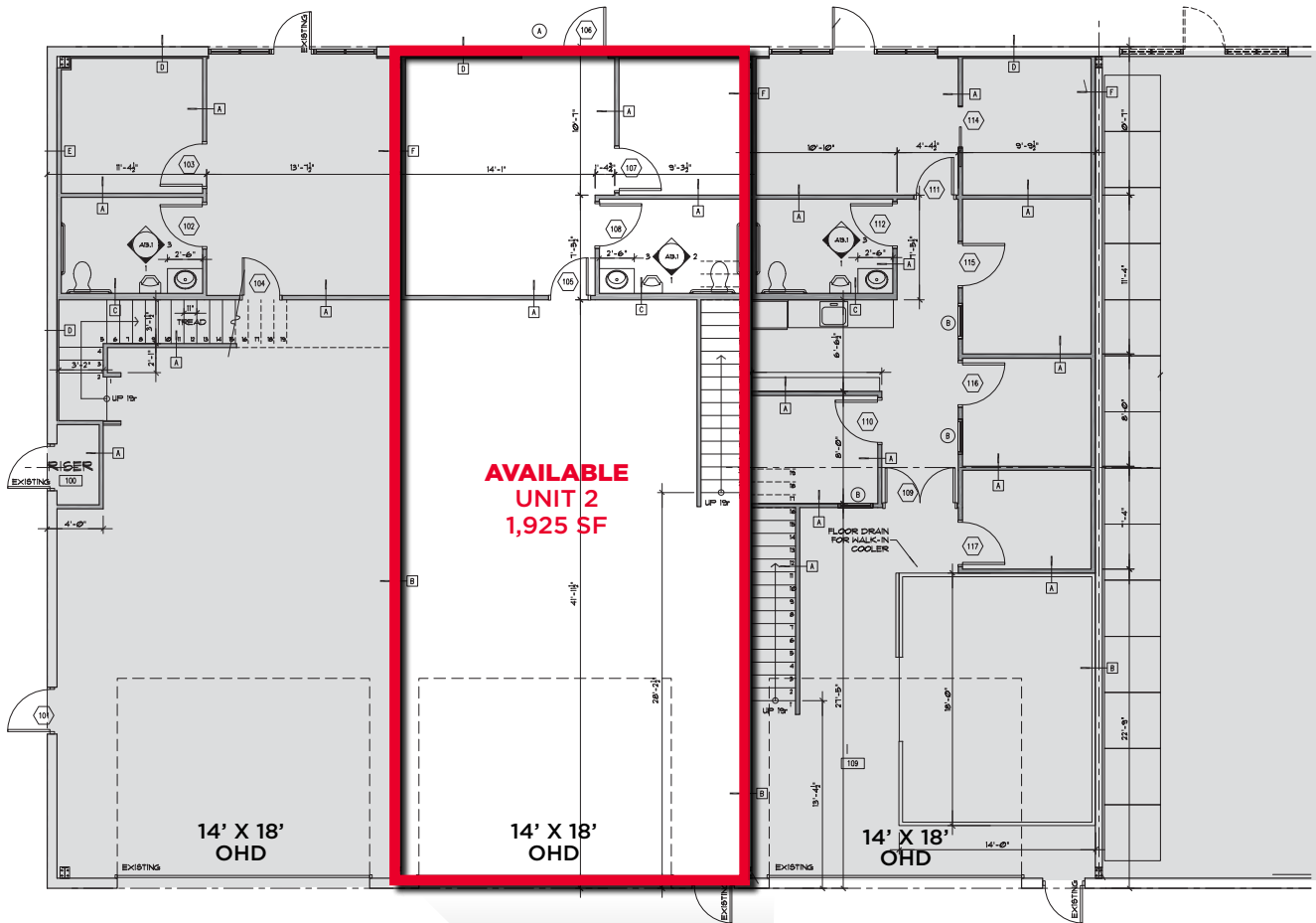
Lease Rate: \$15.00/SF NNN | NNN Expenses: \$5.50/SF

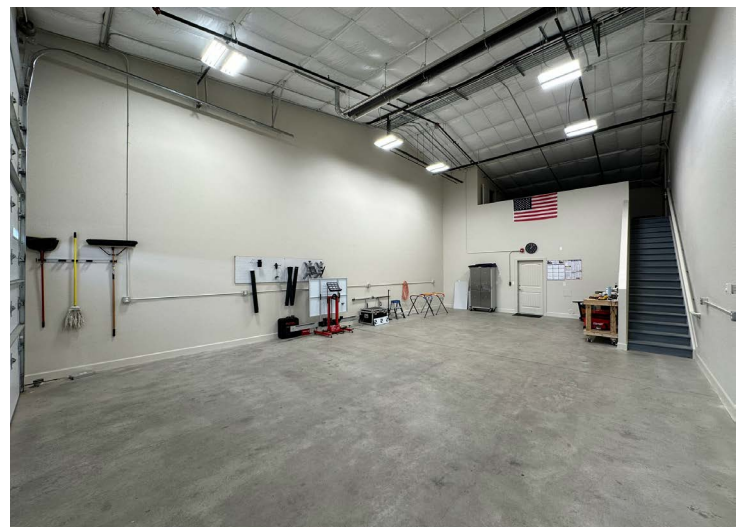
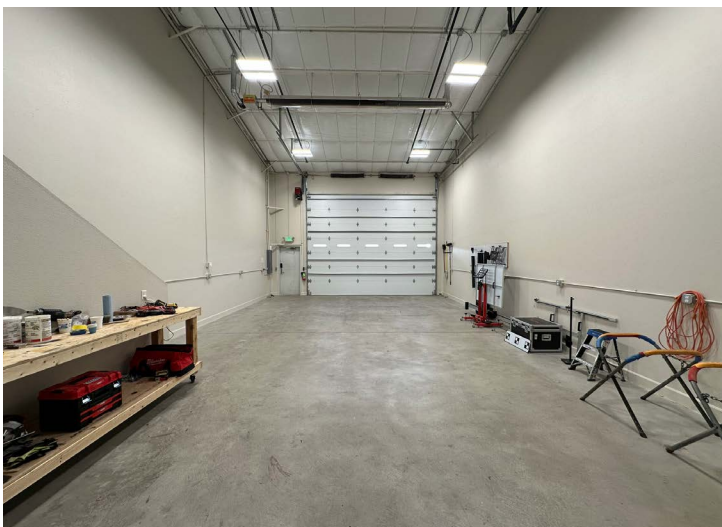
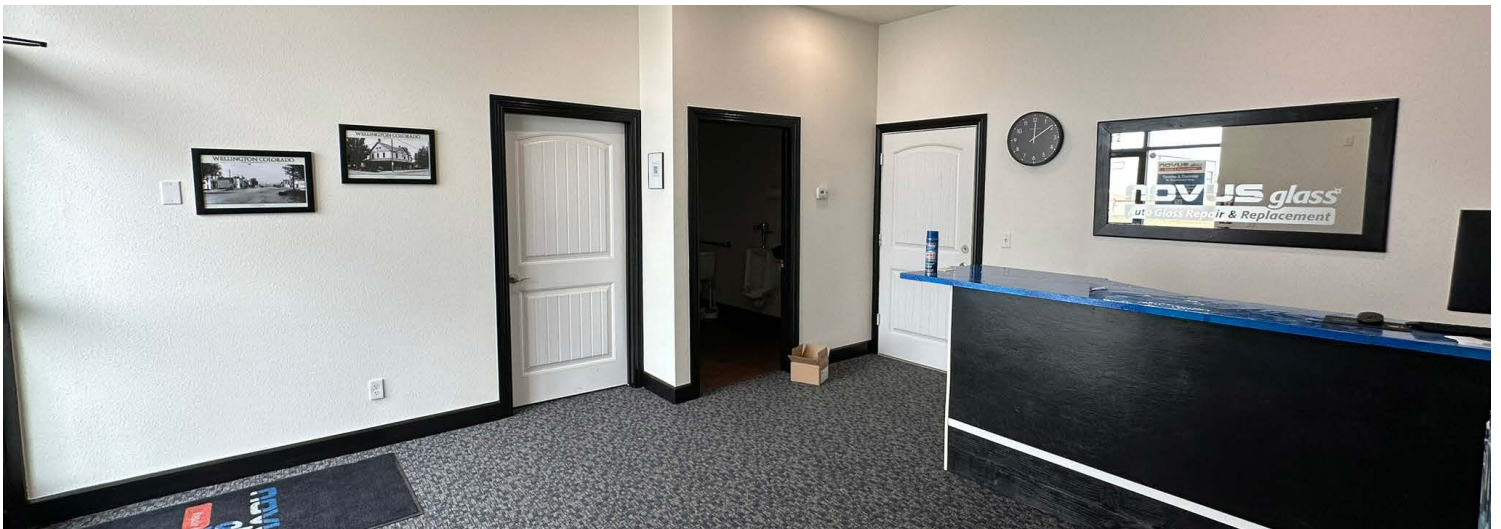
This versatile flex industrial building in Wellington, Colorado, offers a seamless blend of offices, showrooms, and expansive warehouse spaces, all equipped with 3-phase, 225-amp power and convenient access to I-25. Each unit is designed for practicality and growth, featuring a 14' x 18' overhead door to support your business needs.

PROPERTY FEATURES

Building Size	15,000 SF
Site Size	72,100 SF
Available Size	Unit 2: 1,925 SF
YOC	2017
Loading	(1) 14' x 18' OHD
Power	3-Phase / 225 amp
Clear Height	18'
Parking	78 Spaces
Zoning	C-3 (Commercial)







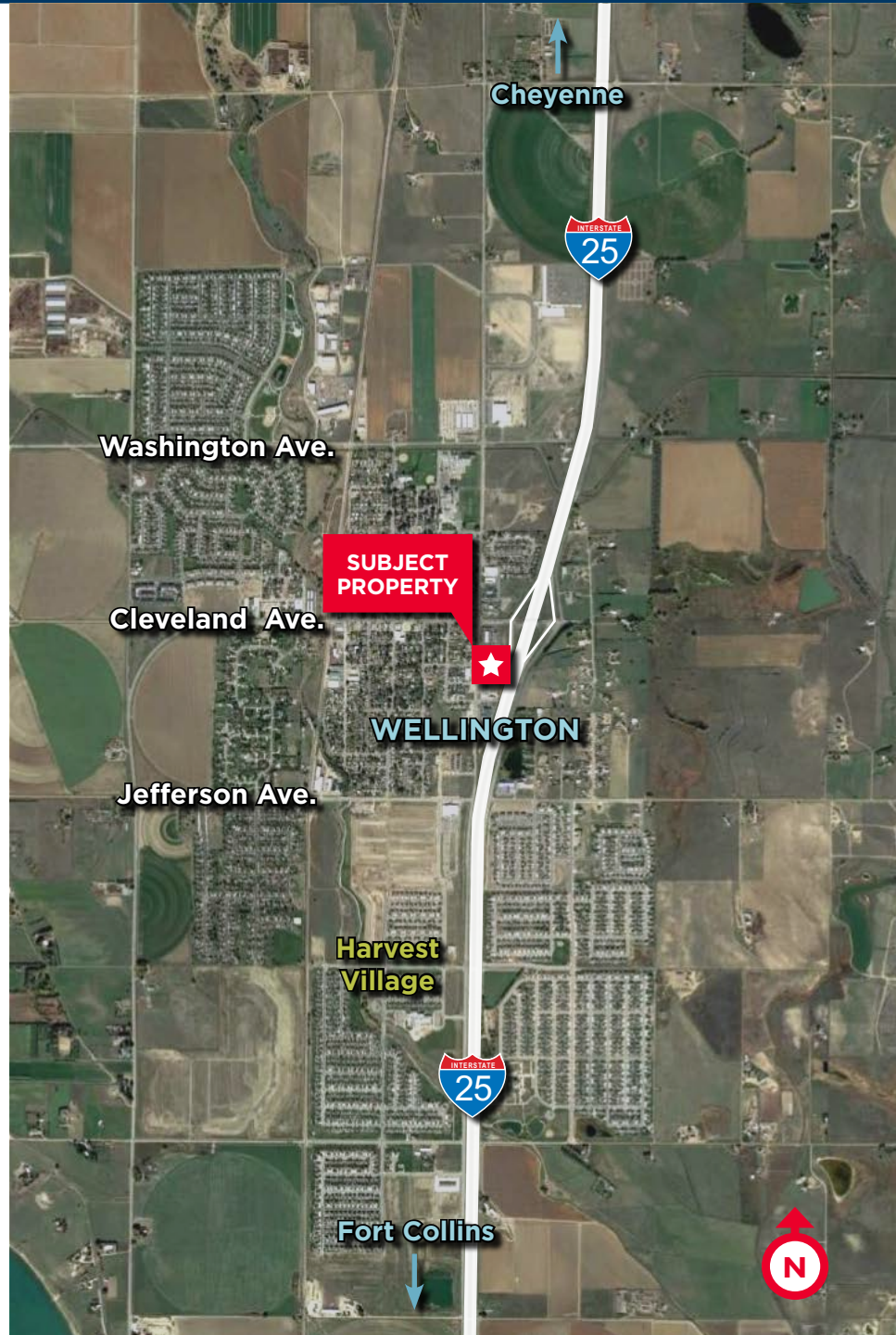
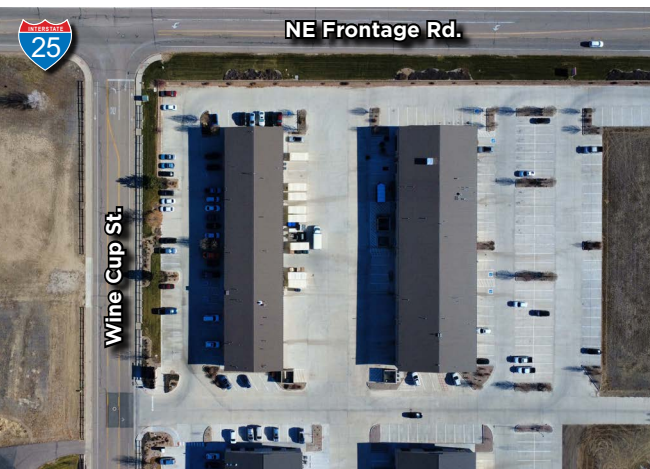


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For more information, please contact:

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