AVAILABLE FOR SUBLEASE



WELLINGTON BUSINESS CENTER

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

EASY ACCESS TO I-25



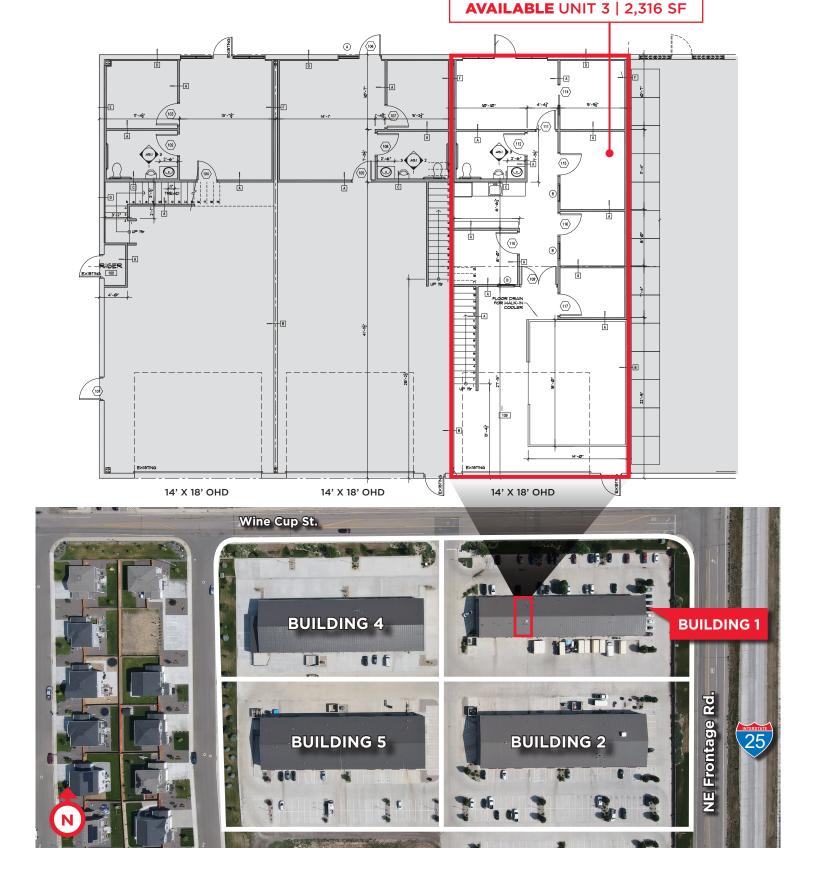
INDUSTRIAL/FLEX SUITE FOR SUBLEASE Sublease Rate: \$15.08/SF NNN | NNN Expenses: \$5.50/SF

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

Site Size 72,100 SF Available Size Unit 3: 2,316 SF Lease Expiration January 31, 2025 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	Building Size	15,000 SF
Lease Expiration January 31, 2025 Loading Unit 3: (1) 14' x 18' OHD YOC 2017 Power 3-Phase / 225 amp Clear Height 18' Heat Package Unit	Site Size	72,100 SF
Loading Unit 3: (1) 14' x 18' OHD YOC 2017 Power 3-Phase / 225 amp Clear Height 18' Heat Package Unit	Available Size	Unit 3: 2,316 SF
YOC 2017 Power 3-Phase / 225 amp Clear Height 18' Heat Package Unit	Lease Expiration	January 31, 2025
Power 3-Phase / 225 amp Clear Height 18' Heat Package Unit	Loading	Unit 3: (1) 14' x 18' OHD
Clear Height 18' Heat Package Unit	YOC	2017
Heat Package Unit	Power	3-Phase / 225 amp
9	Clear Height	18'
Zoning Hwy. Commercial - Wellington	Heat	Package Unit
	Zoning	Hwy. Commercial - Wellington





CUSHMAN & WAKEFIELD

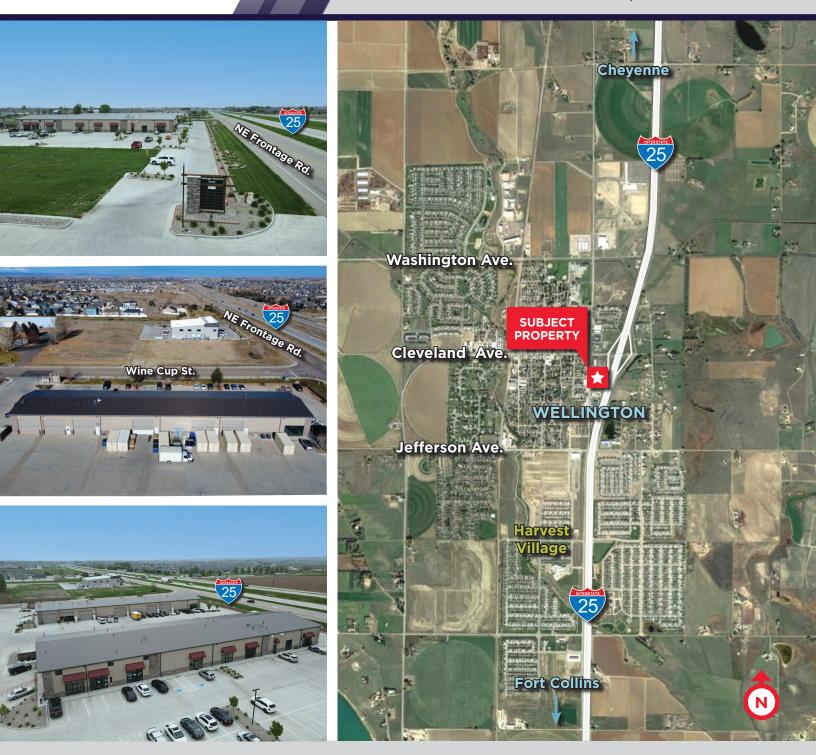
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