



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

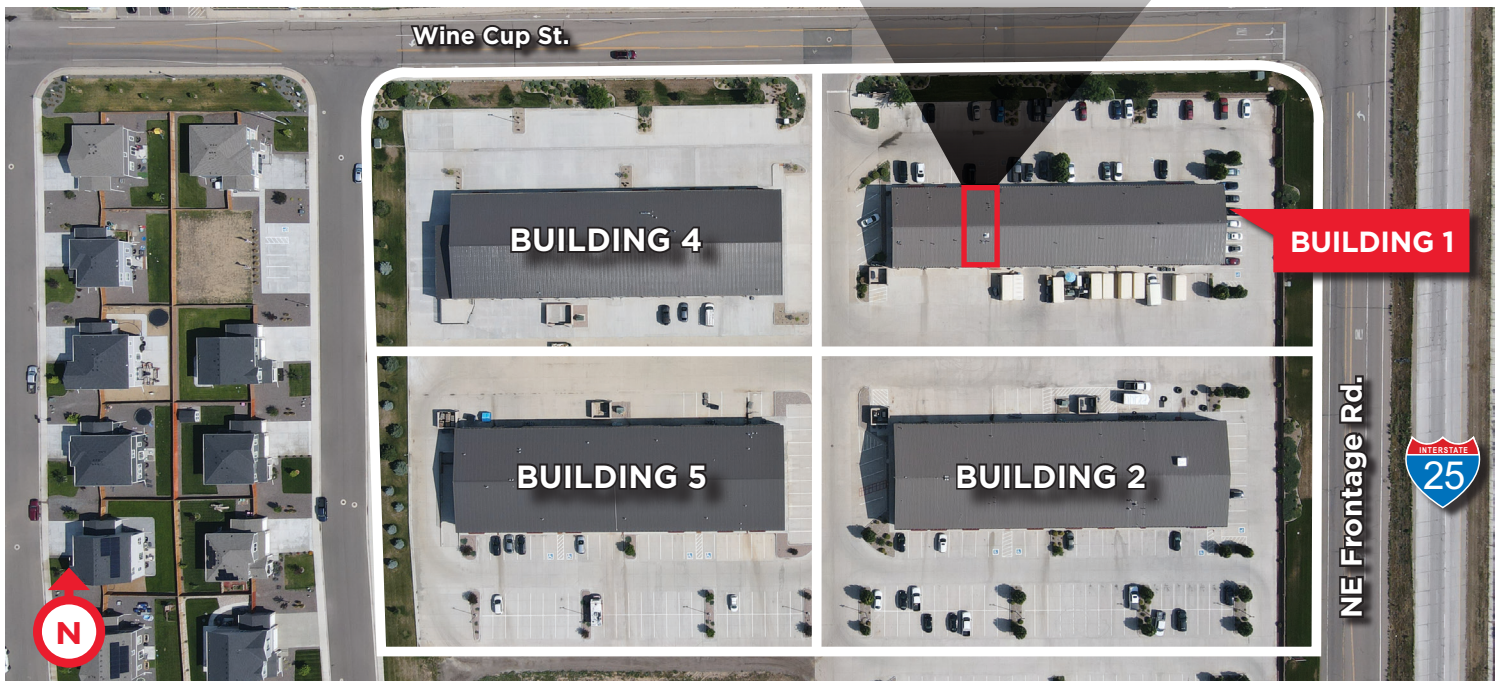
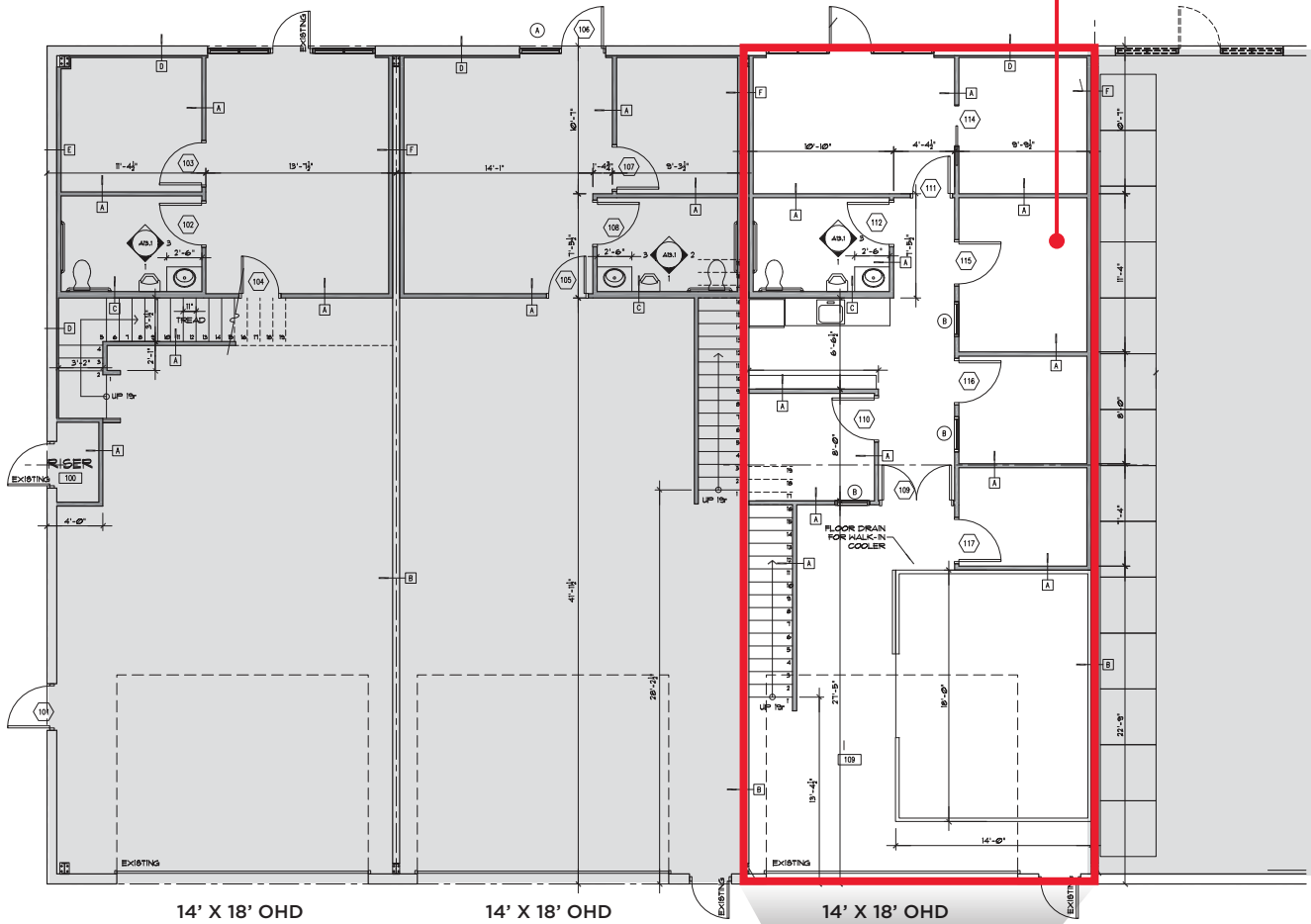
This flex industrial building in Wellington, Colorado offers a dynamic mix of spacious offices, showrooms, and expansive warehouse areas boasting 3-phase, 225 amp power, and convenient I-25 access. These units, each featuring a 14' x 18' overhead door, are tailor-made for your business success.

PROPERTY FEATURES

Building Size	15,000 SF
Site Size	72,100 SF
Available Size	Unit 3: 2,316 SF
Lease Expiration	January 31, 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



AVAILABLE UNIT 3 | 2,316 SF



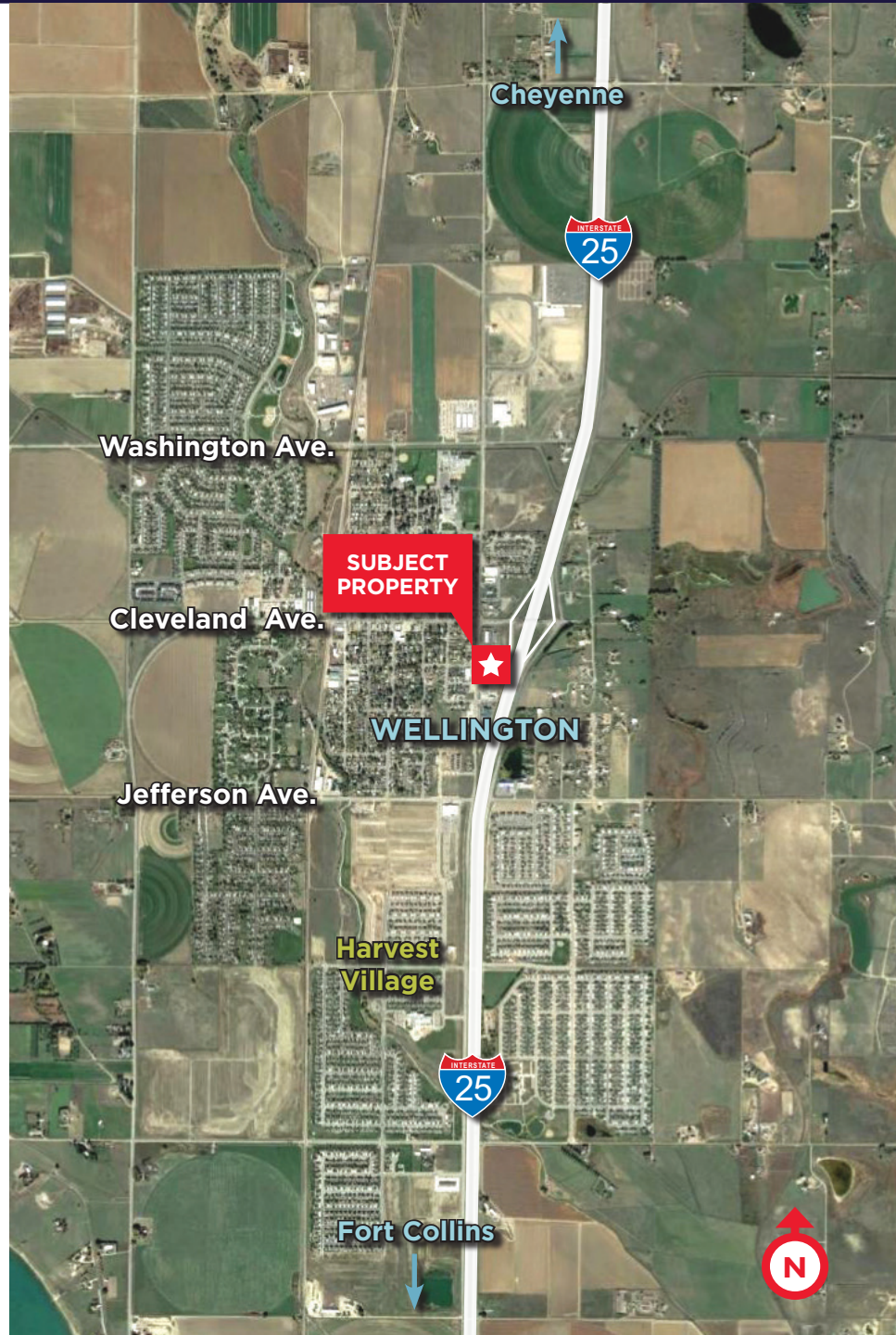


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For more information, please contact:

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