



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

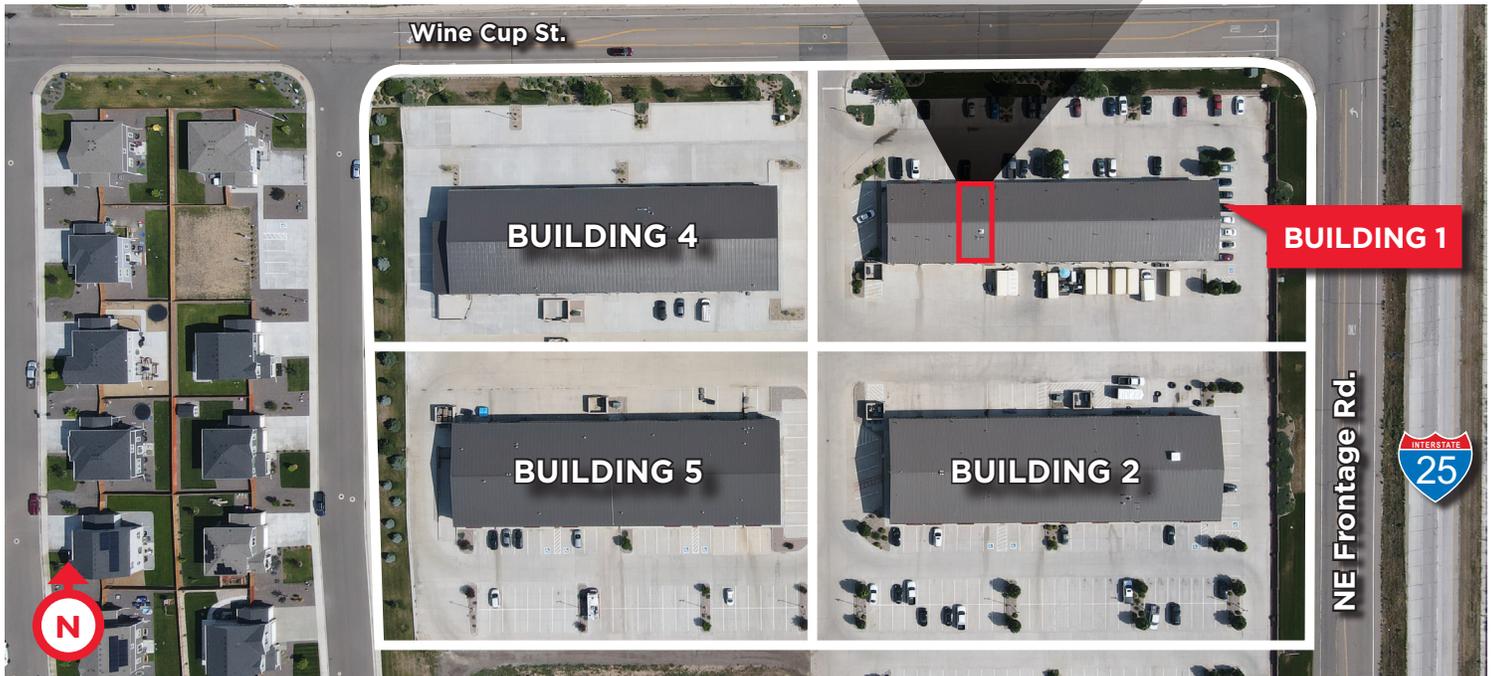
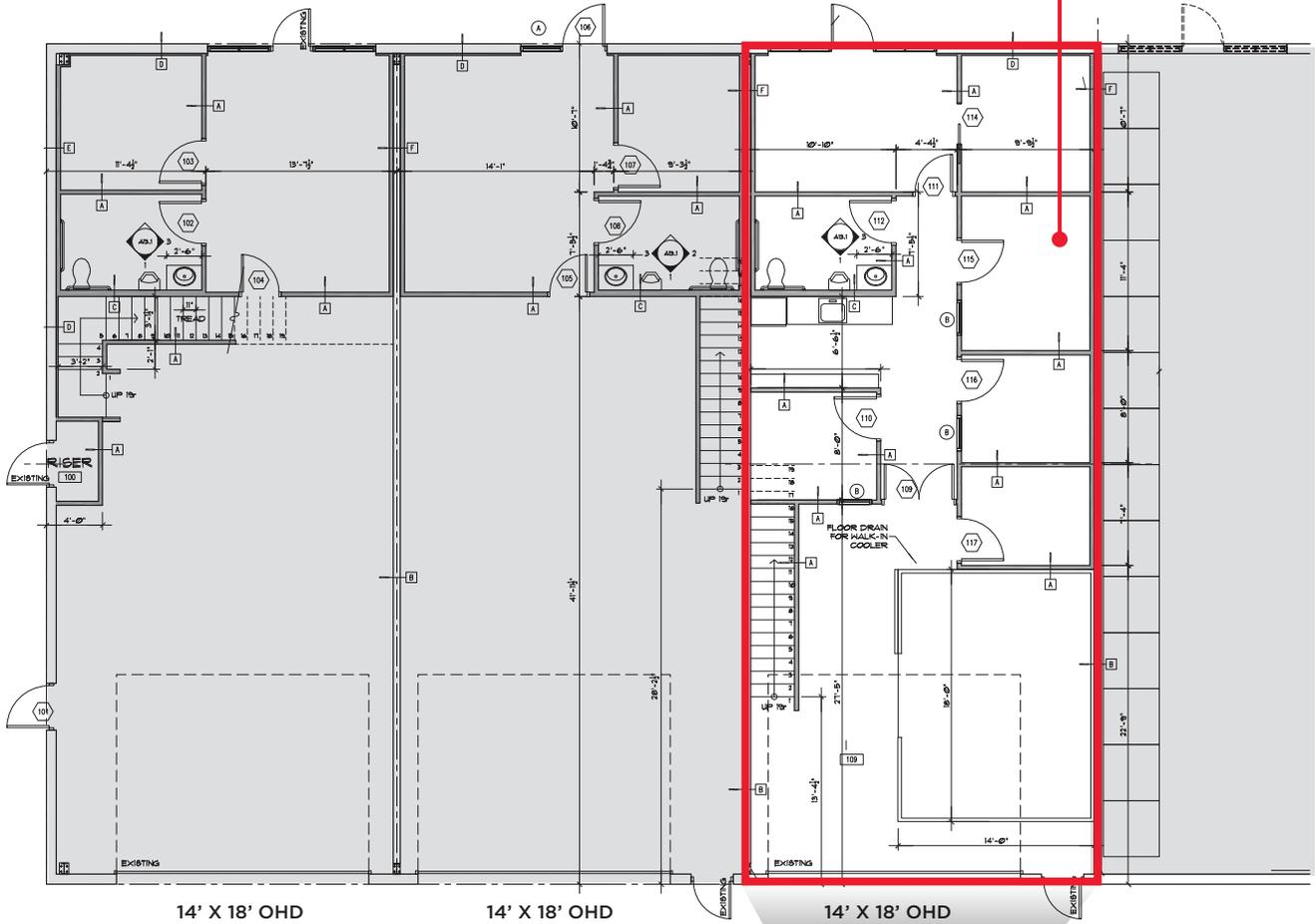
This flex industrial building in Wellington, Colorado offers a dynamic mix of spacious offices, showrooms, and expansive warehouse areas boasting 3-phase, 225 amp power, and convenient I-25 access. These units, each featuring a 14' x 18' overhead door, are tailor-made for your business success.

### PROPERTY FEATURES

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



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



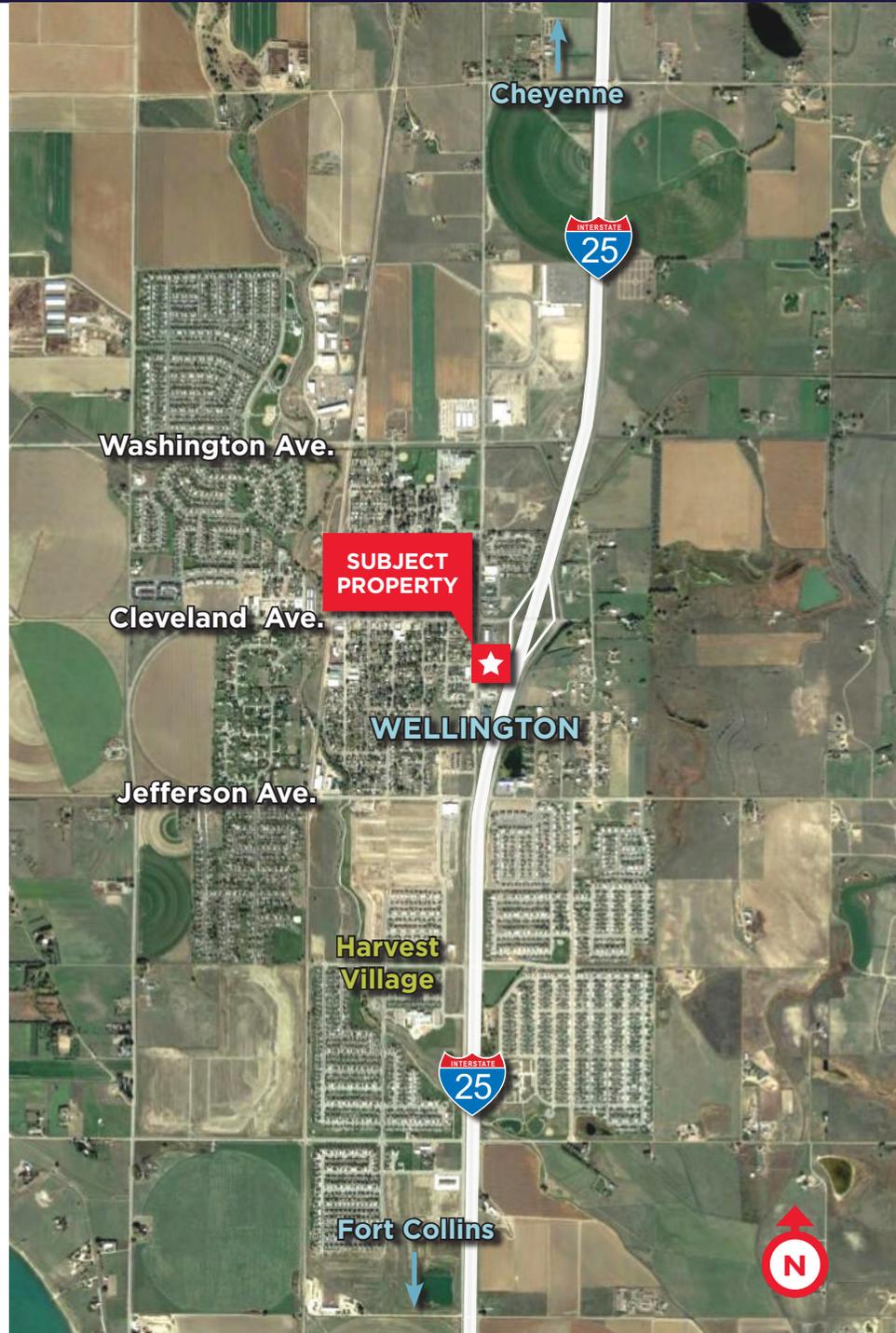


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For more information, please contact:

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