



LOT 2A

WELLINGTON, CO 

28.90 ACRES

INDUSTRIAL LAND
AVAILABLE FOR SALE
\$4,406,094 (\$3.50/SF)



PROPERTY HIGHLIGHTS

This 28.90-Acre industrial parcel in Wellington, Colorado offers a prime location just north of downtown with quick, convenient access to Interstate 25. Zoned Industrial by the Town of Wellington, the property is well-suited for a wide range of commercial and industrial uses in one of Northern Colorado's fastest-growing communities. Excellent visibility, strong regional connectivity, and flexible development potential make this a standout opportunity. Smaller portions of the land may be available—please inquire for details.

ZONING

I - INDUSTRIAL: TOWN OF WELLINGTON



ELECTRIC TO BE PROVIDED
BY **POUDRE VALLEY REA**



E COUNTY RD 64

E COUNTY RD 66

WATER LINE
SIZE 16'
(TOWN OF WELLINGTON)

PIEPER ROAD

SEWER MANHOLE
(CITY OF WELLINGTON)

GAS LINES
(BLACK HILLS)

N COUNTY RD 7



DRIVE TIMES

I-25	3 minutes
Wellington Community Park	3 minutes
Downtown Wellington	5 minutes
Old Town Fort Collins	20 minutes

N COUNTY RD 19

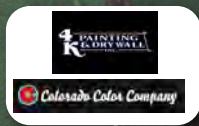
LOT 2A
WELLINGTON, CO

E COUNTY RD 66

INTERSTATE
25

E COUNTY RD 64

WELLINGTON
COMMUNITY PARK



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