

AVAILABLE FOR SALE

# 8761 BONFIRE DRIVE

WELLINGTON, CO 80549

SALE PRICE: \$3,200,000 (\$287/SF)



# PROPERTY PROFILE

8761 Bonfire Drive in Wellington presents a rare opportunity to purchase a newly constructed 11,125 SF industrial building offering both functionality and long-term value. The property includes approximately 9,875 SF of high-clear warehouse space, complemented by 625 SF of main-floor office and an additional 625 SF of second-floor office, providing a balanced layout for operations and administrative use. Designed with modern construction, the building delivers a professional presence with flexible industrial capability suited for owner-users or investors alike. Located in the growing Wellington market with convenient regional access, this new-build asset offers high-quality industrial space in one of Northern Colorado's emerging submarkets.



**11,125 SF**  
BUILDING SF



**2023**  
YEAR BUILT



**1.98 AC (86,249 SF)**  
ACRES



**(4) 12' X 14' OHDs**  
LOADING



**FULLY FENCED  
YARD AREA**



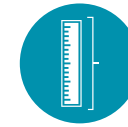
**2 GATED  
ACCESS POINTS**



**400 AMP  
SINGLE PHASE**  
POWER



**RADIANT HEAT**  
WAREHOUSE CLIMATE



**16'-22'**  
CLEAR HEIGHT



**1,250 SF**  
OFFICE



**FULL HVAC**  
OFFICE CLIMATE

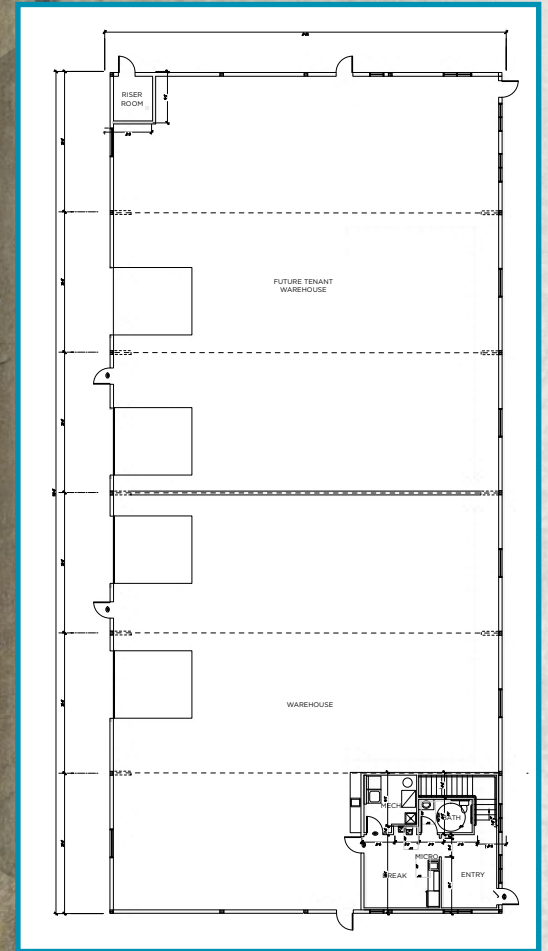


**LI - LIGHT INDUSTRIAL**  
ZONING - TOWN OF WELLINGTON

# PROPERTY SITE PLAN



**BONFIRE DRIVE**



8761 Bonfire Drive

# PROPERTY PHOTOS



# MARKET OVERVIEW

## NORTHERN COLORADO

Northern Colorado is one of the fastest-growing and most economically resilient regions in the state, strategically positioned along the Front Range between Denver and Wyoming. Anchored by communities such as Fort Collins, Loveland, and Greeley, the region benefits from strong population growth, a highly educated workforce, and diverse industry drivers including advanced manufacturing, energy, agriculture, technology, and distribution. Proximity to Interstate 25 and regional transportation corridors provides efficient north-south connectivity, while access to rail lines and regional airports enhances logistics capabilities. The



area's business-friendly environment, expanding infrastructure, and continued investment in commercial and industrial development make it an attractive location for companies seeking long-term growth.

In addition to its economic strength, Northern Colorado offers a high quality of life that supports workforce recruitment and retention. The presence of Colorado State University contributes research innovation, talent development, and entrepreneurial activity to the region. Employees are drawn to the area's outdoor amenities, vibrant downtown districts, and strong sense of community, creating a stable and motivated labor pool. For industrial users and investors alike, Northern Colorado presents a compelling combination of strategic location, skilled workforce access, and sustained market momentum.



**744,319**  
2024  
POPULATION



**35**  
MEDIAN AGE



**\$95,000**  
AVERAGE HH  
INCOME (2024)



**\$520,000**  
AVERAGE  
HOME VALUE

Source: ESRI

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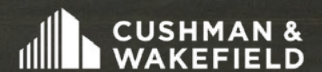


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