



AVAILABLE FOR LEASE

4012 CLEVELAND AVENUE

WELLINGTON, COLORADO

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WELLINGTON, COLORADO



PROPERTY HIGHLIGHTS

Positioned along Wellington's main commercial corridor, this space provides excellent visibility, strong traffic exposure, and convenient access to Fort Collins and the surrounding Front Range. Surrounded by growing residential development and established local businesses, the location offers a strong customer base and an ideal setting for retail, service, or office users seeking to grow in a thriving Northern Colorado market.



PROPERTY FEATURES

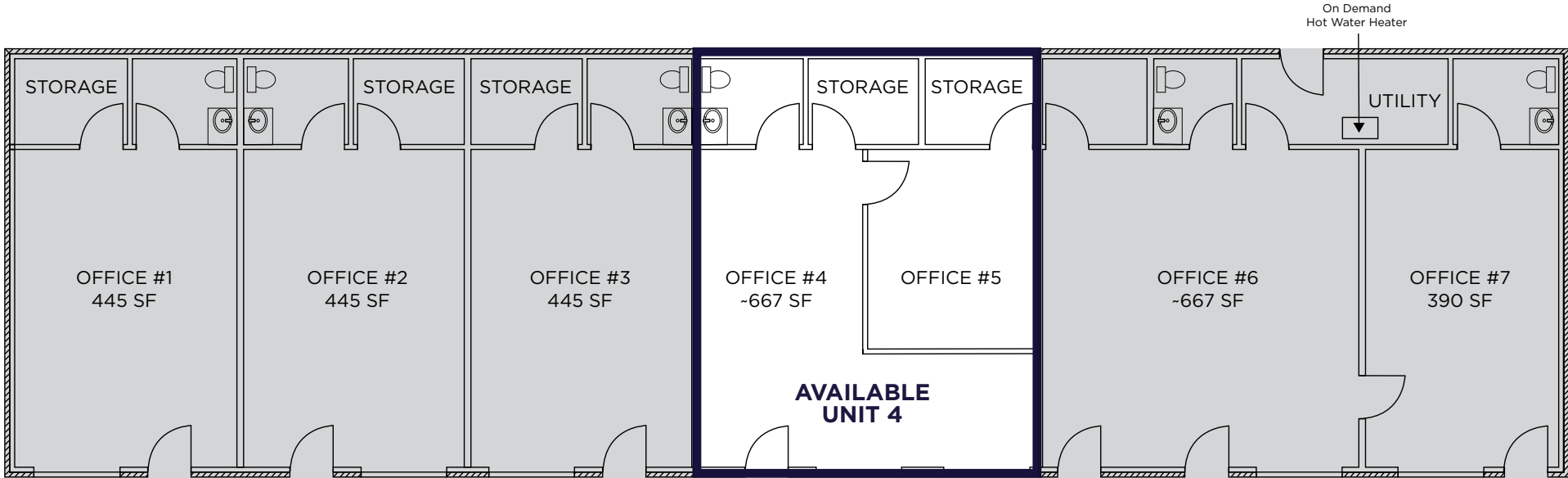
Building Size:	3,059 SF
Available to Lease:	Unit 4: 667 SF
Lot Size:	0.39 Acres
Parking:	15 Spaces
YOC	1999
Zoning:	C-3 Mixed-Use Commercial



Lease Rate: \$1,500/Month Modified Gross

4012 CLEVELAND AVENUE
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FLOOR
PLAN





CONTACT

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