AVAILABLE FOR SALE OR LEASE

8761 BONFIRE DRIVE

WELLINGTON, CO 80549

SALE PRICE: $2,985,000
LEASE RATE: $16.00/SF NNN

CUSHMAN & WAKEFIELD

PROPERTY
PROFILE

8761 Bonfire Drive in Wellington presents a rare opportunity to lease or 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

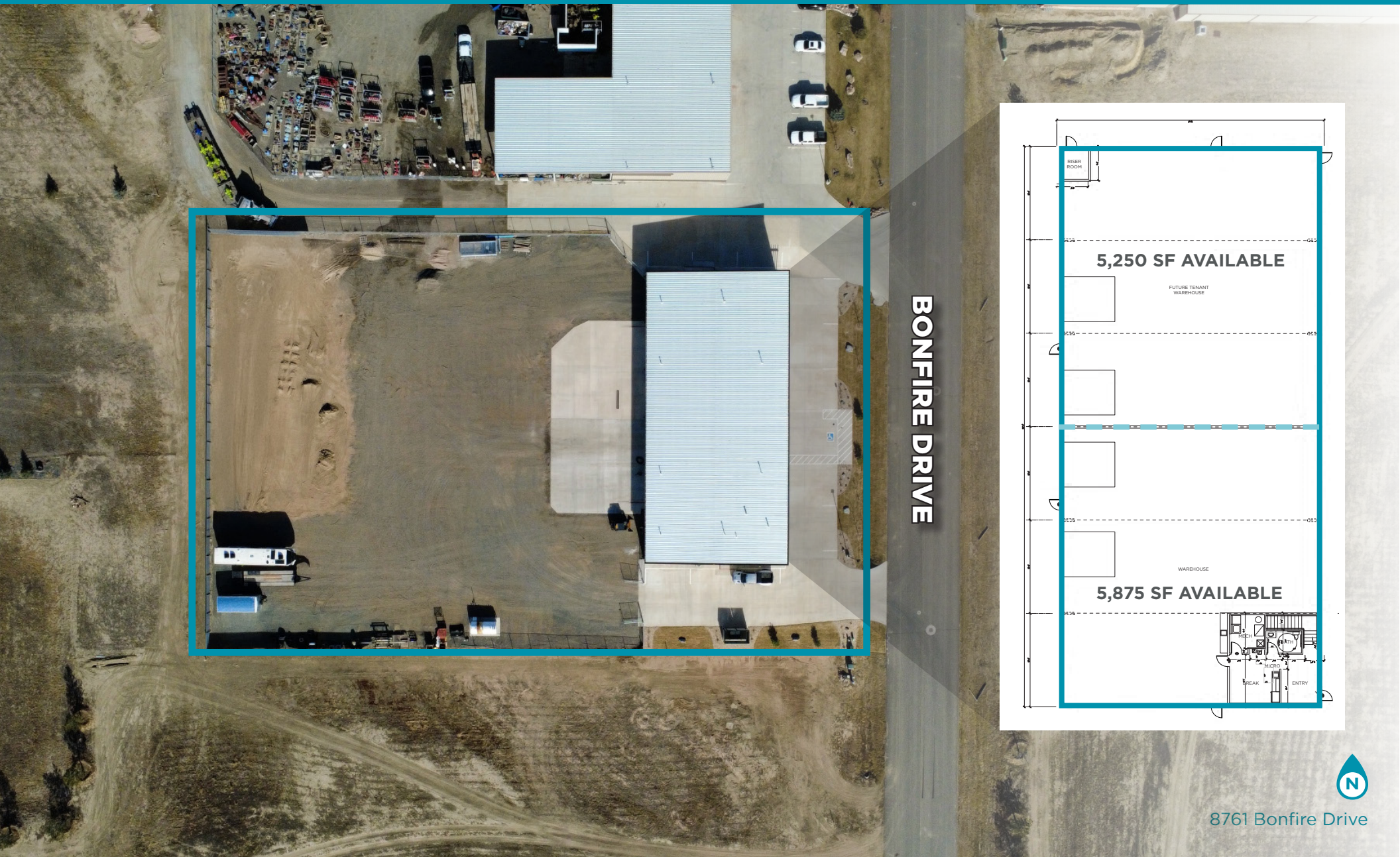
16'–22'
CLEAR HEIGHT

1,250 SF
OFFICE

FULL HVAC
OFFICE CLIMATE

LI - LIGHT INDUSTRIAL
ZONING - TOWN OF WELLINGTON

PROPERTY
SITE PLAN



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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