CUSHMAN & WAKEFIELD

AVAILABLE FOR LEASE

WELLINGTON BUSINESS CENTER

6598 BUTTERCUP DRIVE | BUILDING 1 | UNIT 2

WELLINGTON, COLORADO 80549



1,925 SF FLEX INDUSTRIAL SPACE FOR LEASE

Lease Rate: $15.00/SF NNN | NNN Expenses: $6.00/SF

This versatile flex industrial building in Wellington, Colorado, offers a seamless blend of offices, showrooms, and expansive warehouse spaces, all equipped with 3-phase, 225-amp power and convenient access to I-25. Each unit is designed for practicality and growth, featuring a 14' x 18' overhead door to support your business needs.

PROPERTY FEATURES

Building Size	15,000 SF
Site Size	72,100 SF
Available Size	Unit 2: 1,925 SF
YOC	2017
Loading	(1) 14' x 18' OHD
Power	3-Phase / 225 amp
Clear Height	18'
Parking	78 Spaces
Zoning	C-3 (Commercial)



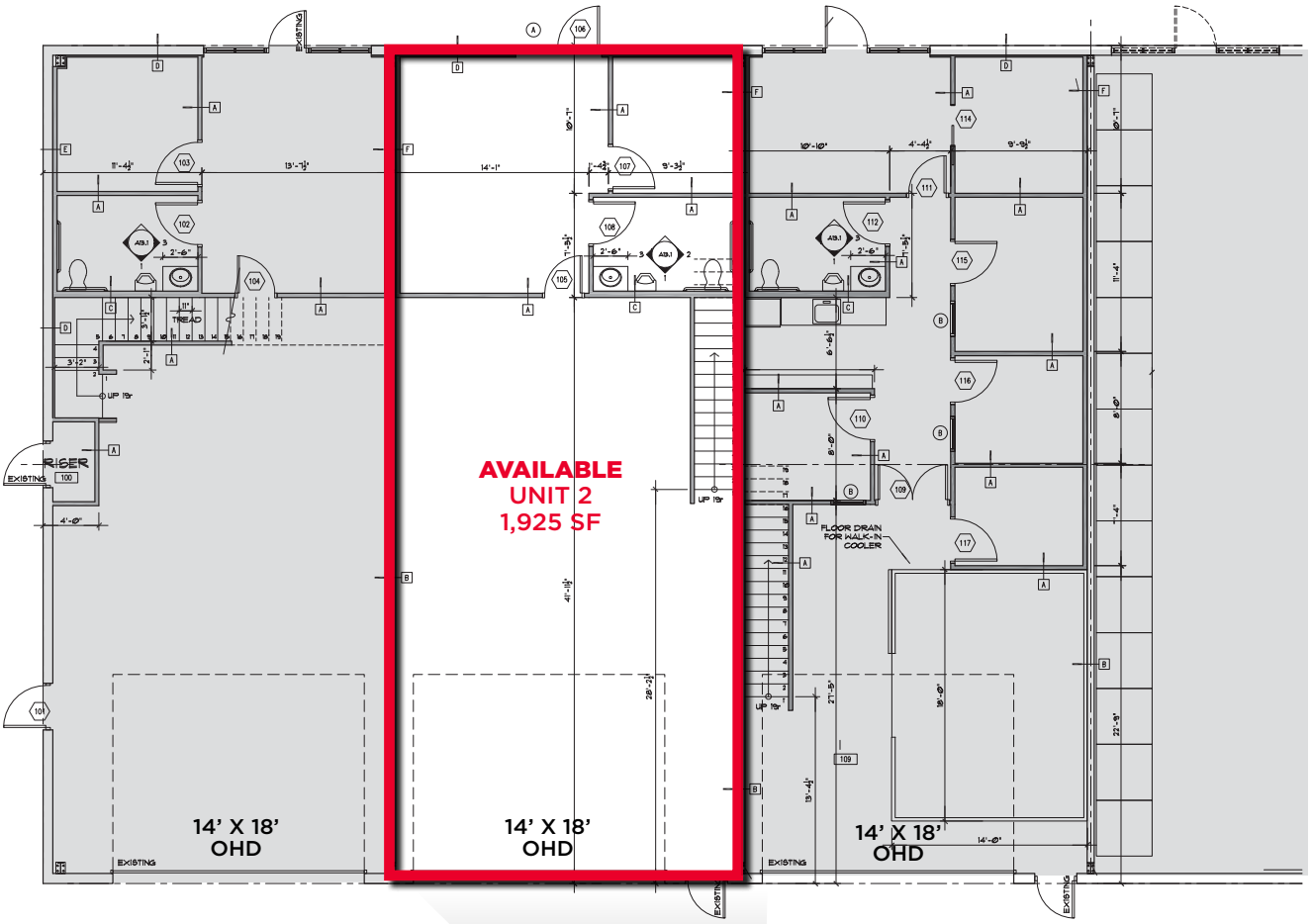
772 Whalers Way, Suite 200 / Fort Collins, Colorado 80525 / PHONE +1 970 776 3900 / FAX +1 970 267 7419 / cushmanwakefield.com

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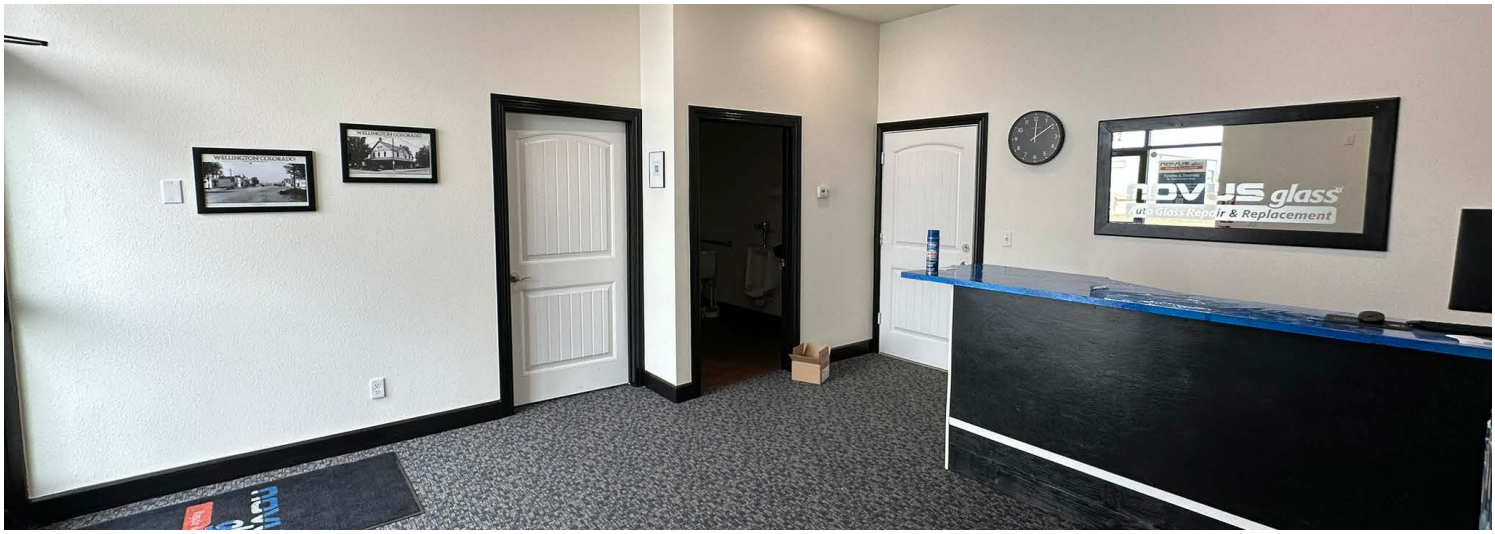
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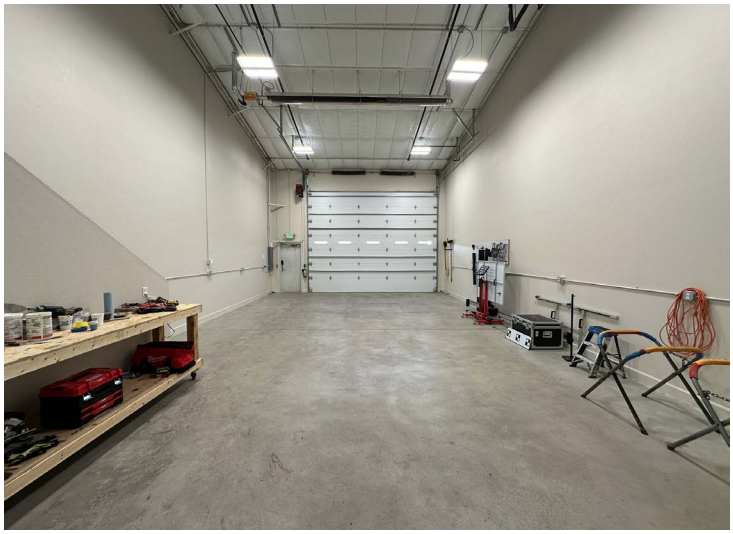
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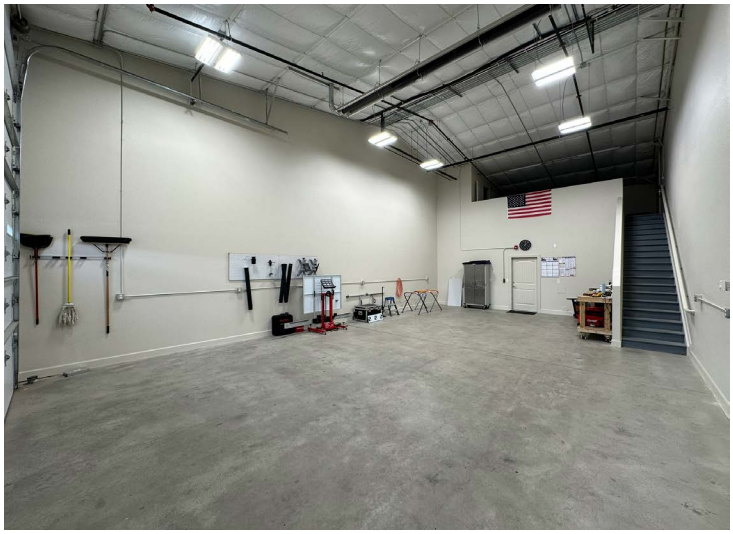
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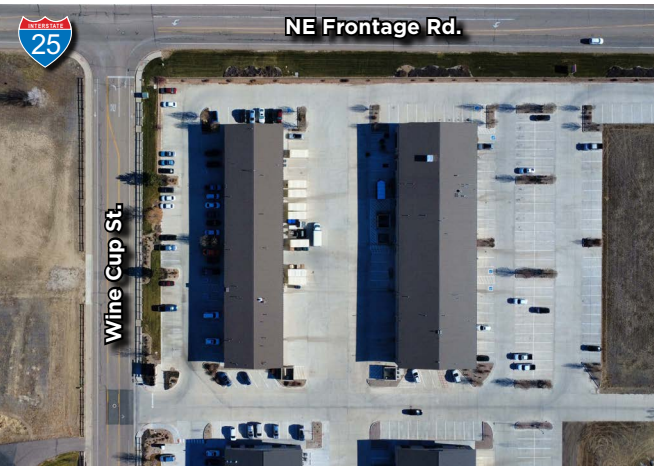
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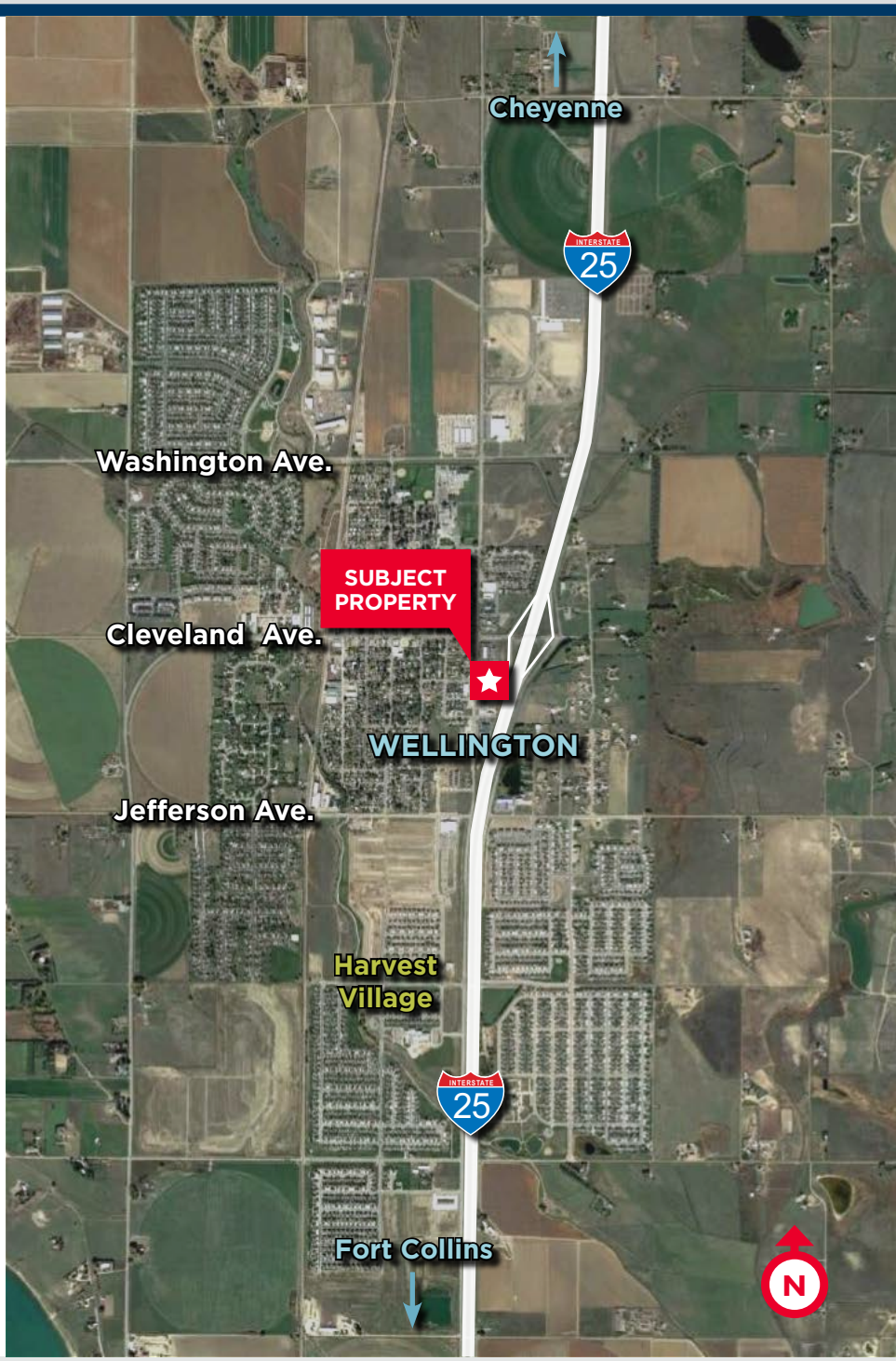
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