CUSHMAN & WAKEFIELD

AVAILABLE FOR LEASE

WELLINGTON BUSINESS CENTER

6599 BUTTERCUP DRIVE | BUILDING 4

WELLINGTON, COLORADO 80549



FLEX INDUSTRIAL/RETAIL SPACE FOR LEASE

Lease Rate: $15.50/SF NNN | NNN Expenses: $6.00/SF

These flex industrial units range from 2,000 to 10,000 square feet and are a mix of office and showroom up front and open warehouse in the back. The building has (6) 14' x 16' drive-in doors and 3-phase power.

PROPERTY FEATURES

Available Size	2,625 SF
Building Size	20,000 SF
Site Size	2 Acres
YOC	July 2024
Parking	78 Spaces
Power	3-Phase
Clear Height	19'
Zoning	C-3 (Commercial)
Loading	1 - 14'x16 OHD



AVAILABILITY

Unit	Available SF	Lease Rate/Type	# Drive-in Doors
1	2,625	$15.50/SF NNN	1

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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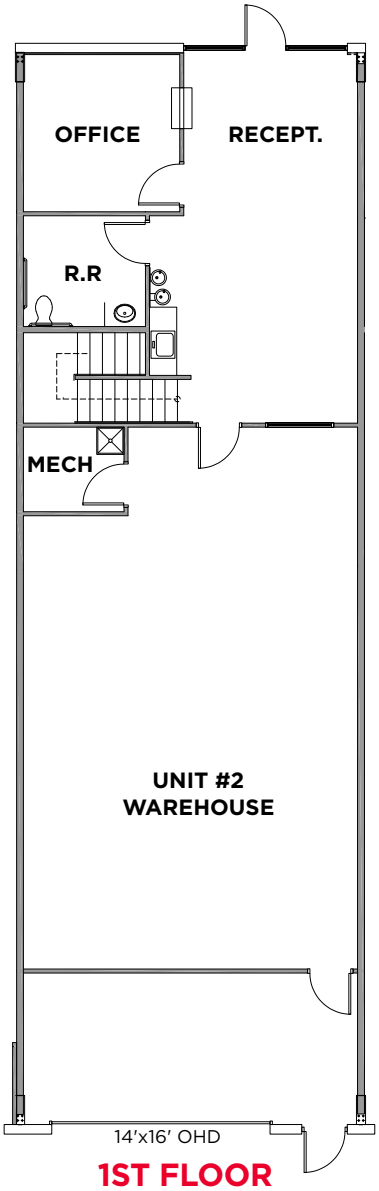
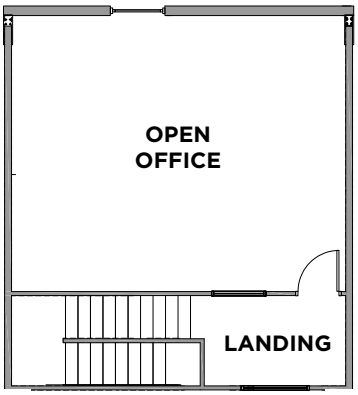
FLOOR PLAN



1ST FLOOR



2ND FLOOR







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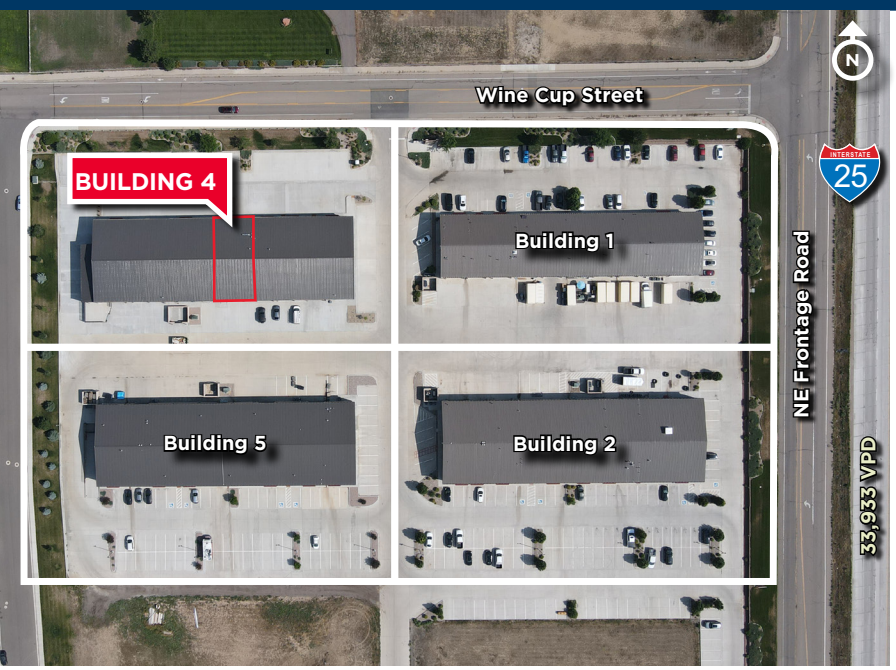







For more information, please contact:

TYLER MURRAY
Senior Director
+1 970 267 7404
tyler.murray@cushwake.com

TRAVIS ACKERMAN
Executive Managing Director
+1 970 267 7720
travis.ackerman@cushwake.com

TY MASHEK
Director
+1 303 525 3125
ty.mashek@cushwake.com

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

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