

WELLINGTON BUSINESS CENTER
6599 BUTTERCUP DRIVE | BUILDING 4
WELLINGTON, COLORADO 80549


FLEX INDUSTRIAL SPACE FOR LEASE

Lease Rate: \$13.00 - \$15.00/SF NNN | NNN Expenses: \$5.50/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	2,000 - 10,000 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)



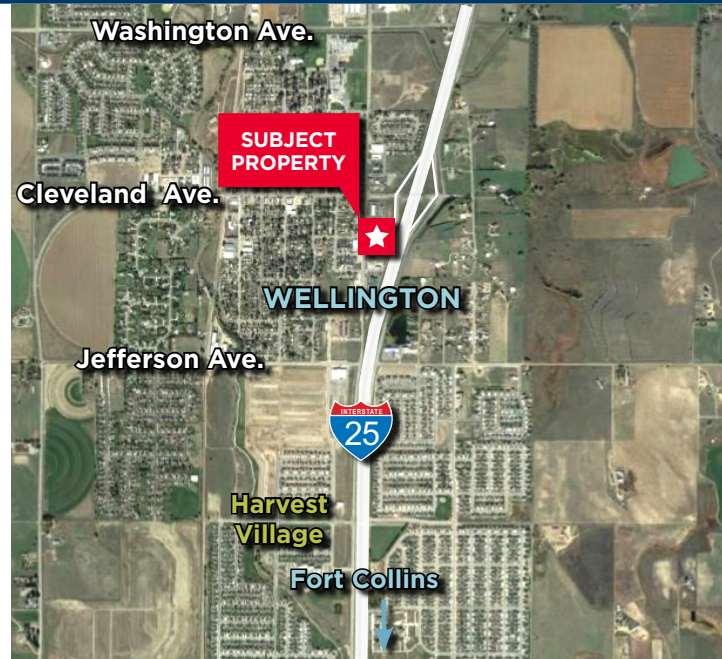
AVAILABILITY

Unit	Available SF	Lease Rate/Type	# Drive-in Doors
1	2,000 - 10,000	\$13.00 - \$15.00/SF NNN	2

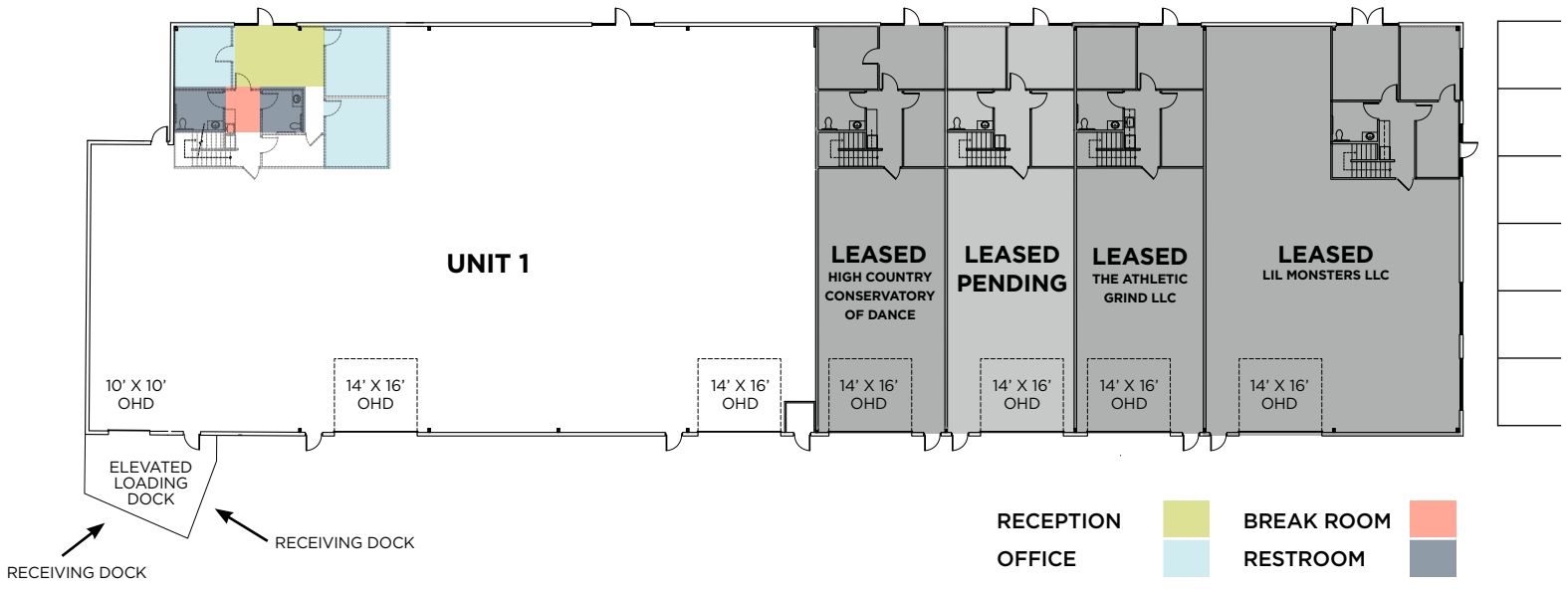
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CONCEPTUAL UNIT DIVISION AND FLOOR PLAN



For more information, please contact:

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