

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: \$4.50/SF

These flex industrial spaces will be available for lease in Spring 2024. The units range from 2,000 to 20,000 square feet and are a mix of office and showroom up front and open warehouse in the back. The building will have (6) 14' x 16' overhead doors and 3-phase power.

PROPERTY FEATURES

Available Size 2,000 - 20,000 SF

Building Size 20,000 SF

Site Size 2 Acres

YOC Estimated Completion Spring 2024

Parking 78 Spaces
Power 3-Phase

Clear Height 19'

Zoning C-3 (Commercial)







EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION

AVAILABILITY			
Unit	Available SF	Lease Rate/Type	# Drive-in Doors
1-5	2,000 - 20,000	\$13.00 - \$15.00/SF NNN	6



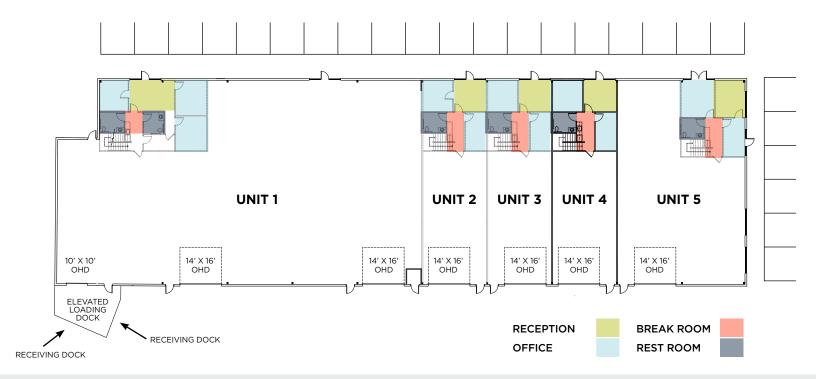
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CONCEPTUAL UNIT DIVISION AND FLOOR PLAN



For more information, please contact:

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