

**WELLINGTON BUSINESS CENTER**
**6599 BUTTERCUP DRIVE | BUILDING 4**
**WELLINGTON, COLORADO 80549**
**BUILDING CONSTRUCTION PROGRESS FEB. 1, 2024  
ESTIMATED DELIVERY MAY 1, 2024**

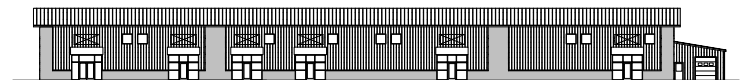

# FLEX INDUSTRIAL SPACE FOR LEASE

**Lease Rate: \$13.00 - \$15.00/SF NNN | NNN Expenses: \$4.50/SF**

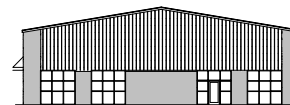
These flex industrial spaces will be available for lease in Spring 2024. The units range from 2,000 to 20,000 square feet and are a mix of office and showroom up front and open warehouse in the back. The building will have (6) 14' x 16' overhead doors and 3-phase power.

## PROPERTY FEATURES

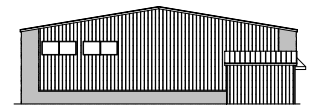
<b>Available Size</b>	2,000 - 20,000 SF
<b>Building Size</b>	20,000 SF
<b>Site Size</b>	2 Acres
<b>YOC</b>	Estimated Completion Spring 2024
<b>Parking</b>	78 Spaces
<b>Power</b>	3-Phase
<b>Clear Height</b>	19'
<b>Zoning</b>	C-3 (Commercial)



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

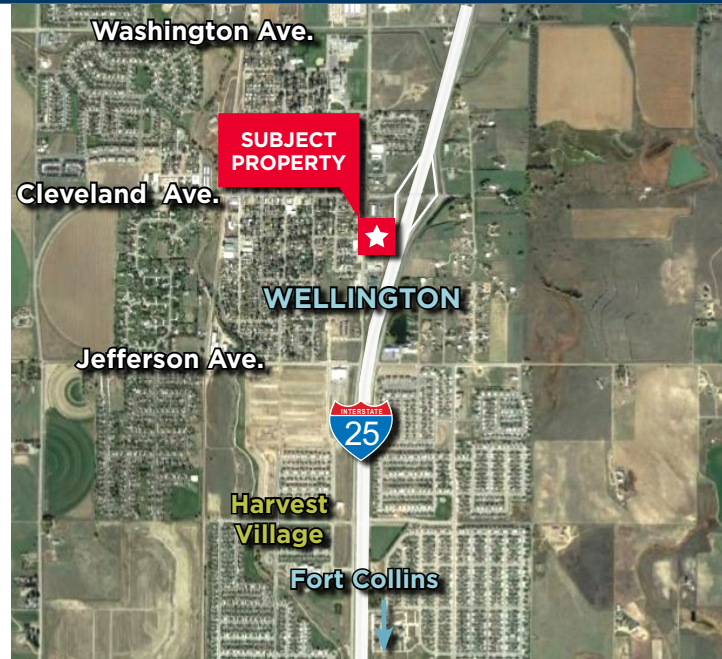
## AVAILABILITY

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

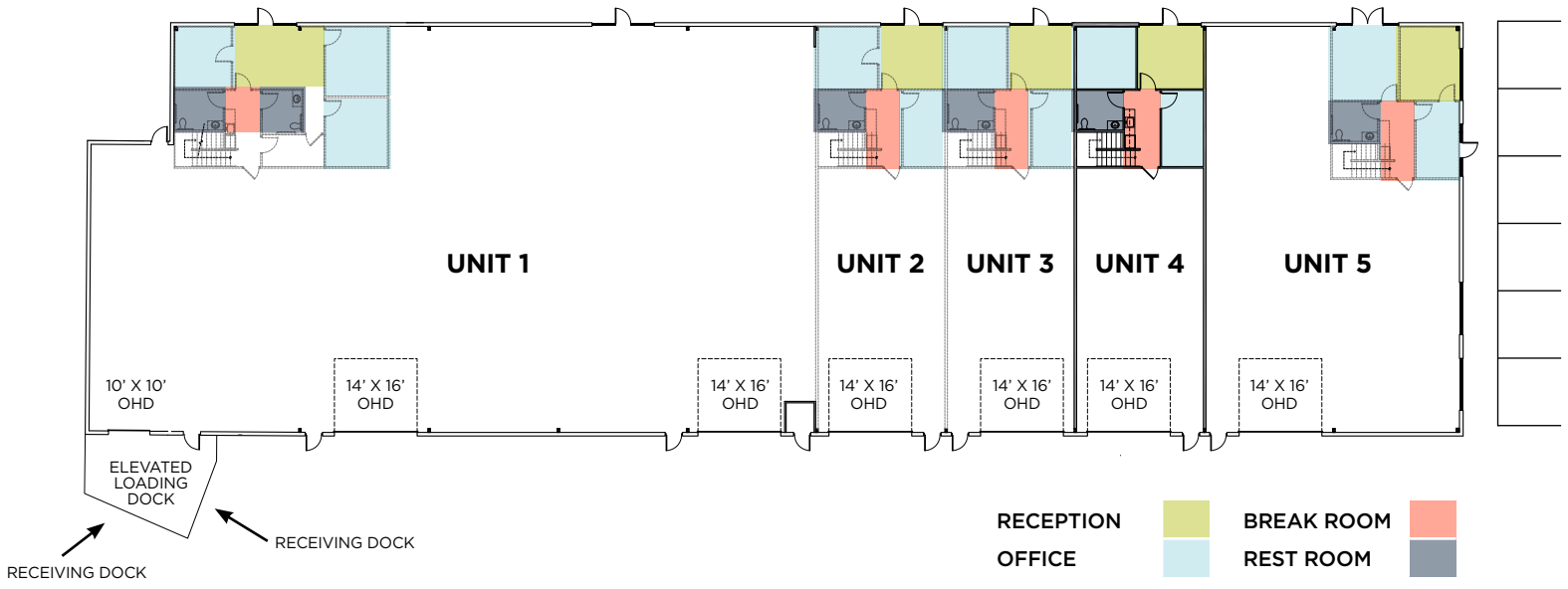
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**CONCEPTUAL UNIT DIVISION AND FLOOR PLAN**



For more information, please contact:

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