### AVAILABLE FOR LEASE



## WELLINGTON BUSINESS CENTER

6557 BUTTERCUP DRIVE | BUILDING 5 WELLINGTON, COLORADO 80549



# 2,587 SF FLEX INDUSTRIAL SPACE FOR LEASE Lease Rate \$15.00/SF NNN | NNN \$5.50/SF (2024) Available January 1, 2025

This flex industrial building consists of units with a mix of office and showroom space at the front, and open warehouse in the back. Unit 5 is move-in ready and available at a lease rate of \$15.00/SF NNN. The unit features one (1) 14' x 16' overhead door and 3-phase power. Conveniently located right next to I-25, the property benefits from high visibility and heavy drive-by traffic. Additionally, the area is home to several great long-term tenants, providing a stable and thriving business environment.

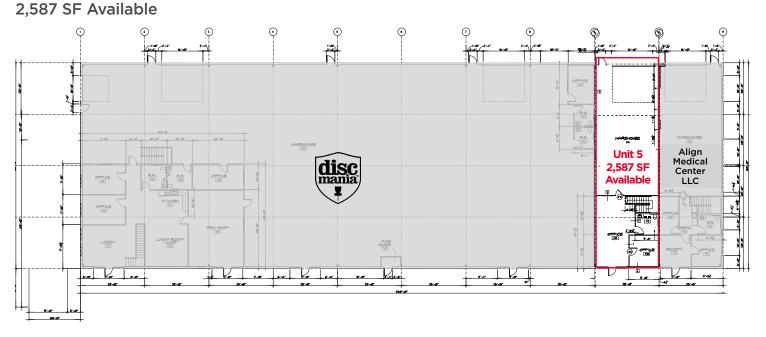
### **PROPERTY FEATURES**

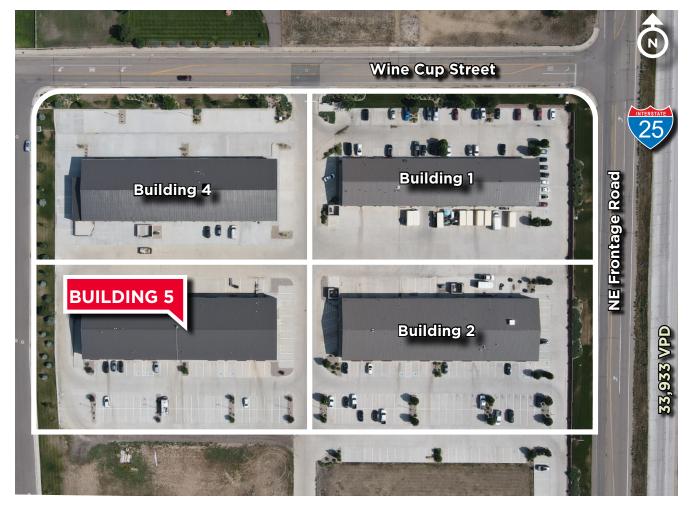
OPERTY FEATURES		AVAI	AVAILABILITY			
Available Size	2,587 SF				# Drive-in	
<b>Building Size</b>	20,000 SF	Unit	Available SF	Lease Rate/Type	Doors	
Site Size	2 Acres	5	2,587 (Including Mezzanine Office)	\$15.00/SF NNN	1	
YOC	2021					
Parking	78 Spaces	NEIGI	HBORS			
Power	3-Phase	• Anyti	me Fitness •	High Country Conservatory of Dance		
Clear Height	19'	• Lil Mo	onsters Playground •	Align Medical Center		
Zoning	C-3 (Commercial)	• The A	thletic Grind •	Morton Buildings		



### AVAILABLE FOR LEASE WELLINGTON BUSINESS CENTER

OFFICE LAYOUTS

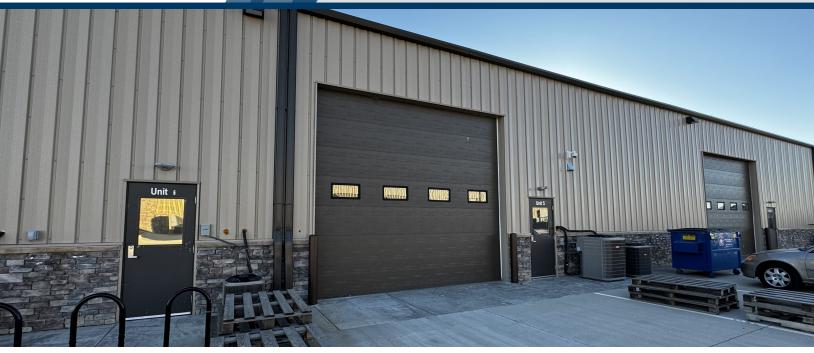


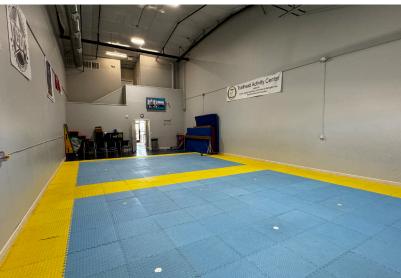


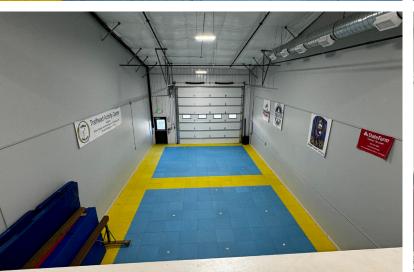


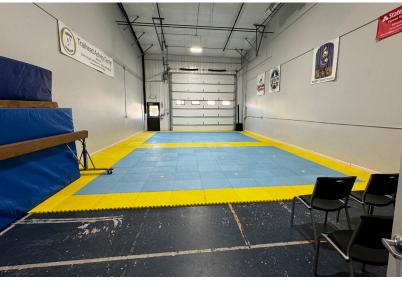
## 6557 BUTTERCUP DRIVE

BUILDING 5 | WELLINGTON, COLORADO 80549











#### AVAILABLE FOR LEASE

Cheyenne



## WELLINGTON BUSINESS CENTER

6557 BUTTERCUP DRIVE | **BUILDING 5** WELLINGTON, COLORADO 80549







For more information, please contact:

TYLER MURRAY Senior Director

+1 970 267 7404 tyler.murray@cushwake.com

#### **TRAVIS ACKERMAN Executive Director** +1 970 267 7720

travis.ackerman@cushwake.com

TY MASHEK Senior Associate +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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Washington Ave. SUBJECT PROPERTY **Cleveland** Ave WELLINGTON Jefferson Ave. **Fort Collins**