

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

Available Size	2,587 SF
Building Size	20,000 SF
Site Size	2 Acres
YOC	2021
Parking	78 Spaces
Power	3-Phase
Clear Height	19'
Zoning	C-3 (Commercial)

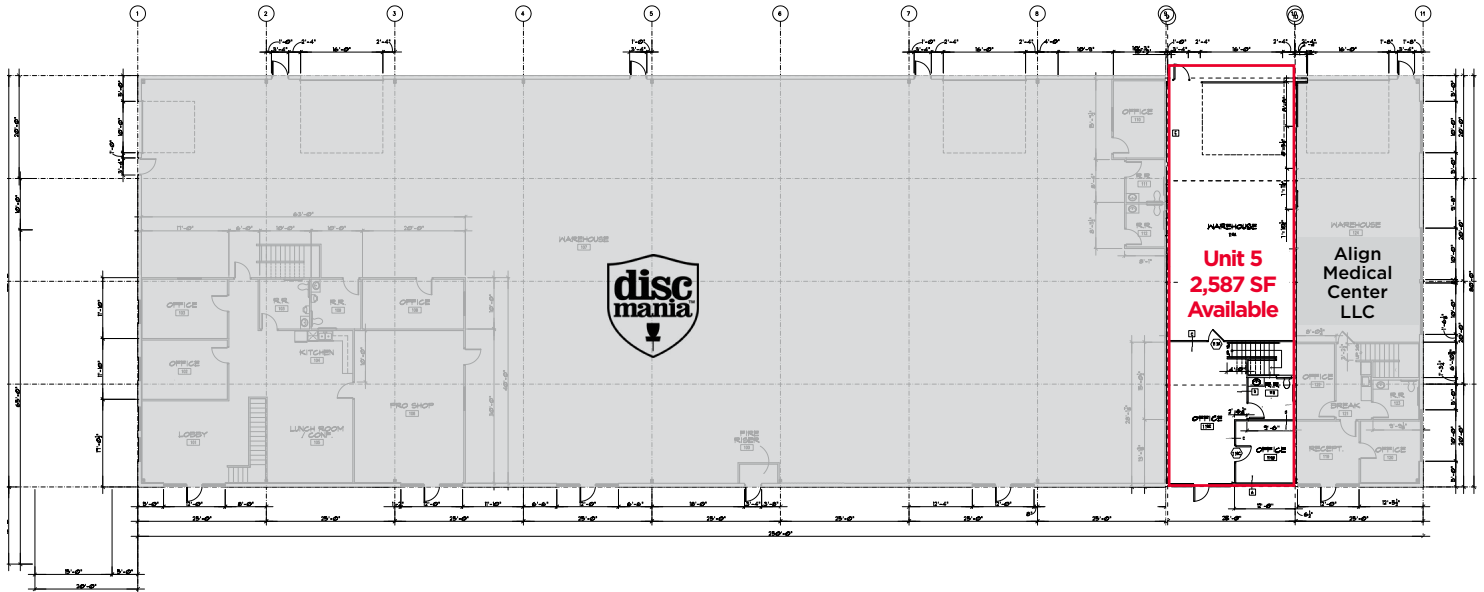
AVAILABILITY

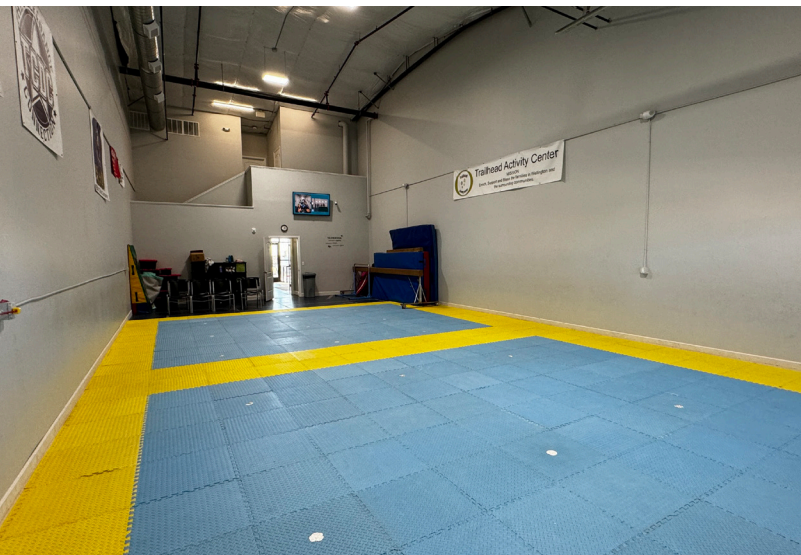
Unit	Available SF	Lease Rate/Type	# Drive-in Doors
5	2,587 (Including Mezzanine Office)	\$15.00/SF NNN	1

NEIGHBORS

- Anytime Fitness
- Lil Monsters Playground
- The Athletic Grind
- High Country Conservatory of Dance
- Align Medical Center
- Morton Buildings

OFFICE LAYOUTS
2,587 SF Available





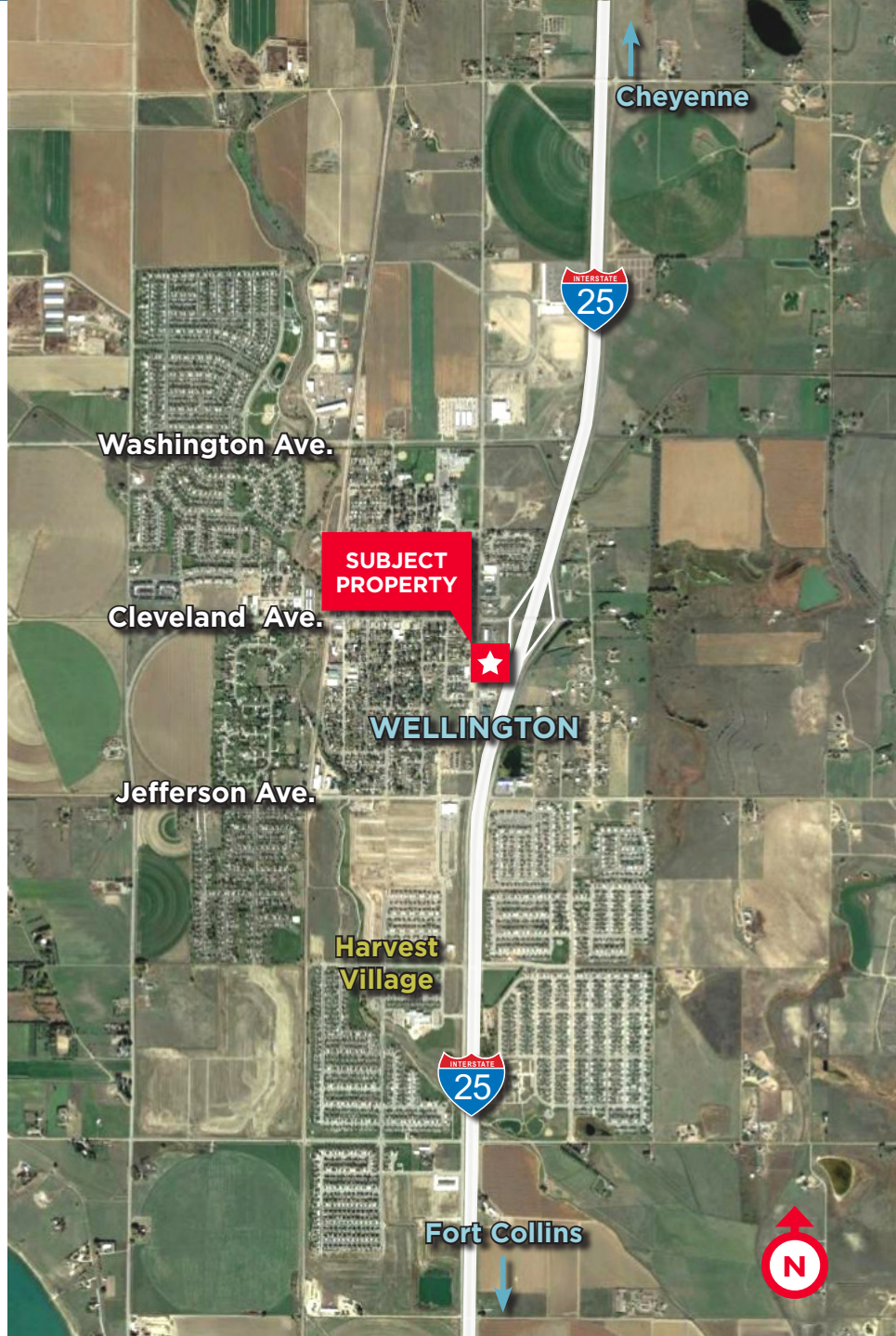


AVAILABLE FOR LEASE

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For more information, please contact:

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