# Wellington Business Center, Bldg. 5

6557 Buttercup Drive / Wellington, Colorado 80549

## **NEW BUILDING ESTIMATED COMPLETION Q1 2021**



## Flex Industrial Space for Sale or Lease

Sale Price: \$350,000 - \$3,500,000 (\$175/SF) Lease Rate: \$10.00-\$14.00/SF NNN NNN Expenses: \$4.00/SF

Flex industrial space currently under construction and available for sale and lease in Wellington, Colorado. Spaces ranging in size from 2,000 up to 20,000 square feet are available with a mix of office and showroom up front, and open warehouse in the back. Available at a sale price of \$175/SF or a lease rate of \$10.00 to \$14.00/SF NNN. Each unit boasts at least one 14' x 16' overhead door and 3-phase power. Additional storage yard is also available. *Please see reverse for aerial and site plans.* 



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#### **Property Features**

Available Size	2,000 - 20,000 SF
Building Size	20,000 SF
Site Size	2 Acres
YOC	Under Construction Estimated Completion Q1 2021
Parking	78 Spaces
Power	3-Phase
Clear Height	19'
Zoning	C-3 (Commercial)



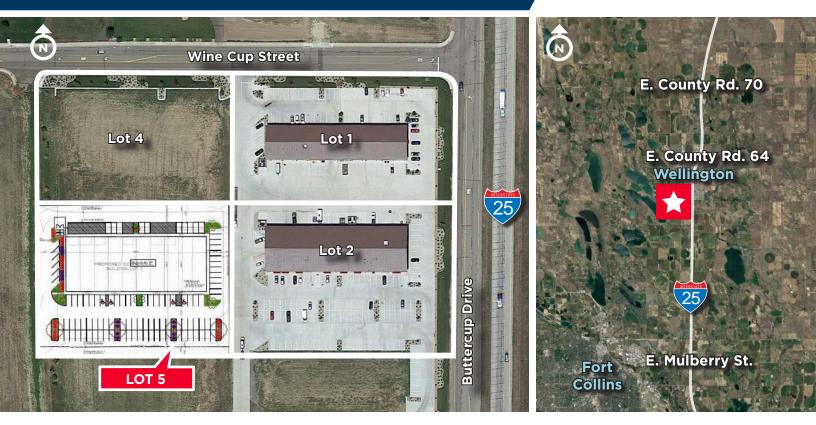
AVAILABILITIES			
Suite	Available SF	Lease Rate/Type	# Drive-in Doors
1	4,000	\$10.00-\$14.00/SF NNN	1
2	2,000	\$10.00-\$14.00/SF NNN	1
3	2,000	\$10.00-\$14.00/SF NNN	1
4	2,000	\$10.00-\$14.00/SF NNN	1
5	10,000	\$10.00-\$14.00/SF NNN	3

## FOR SALE OR LEASE

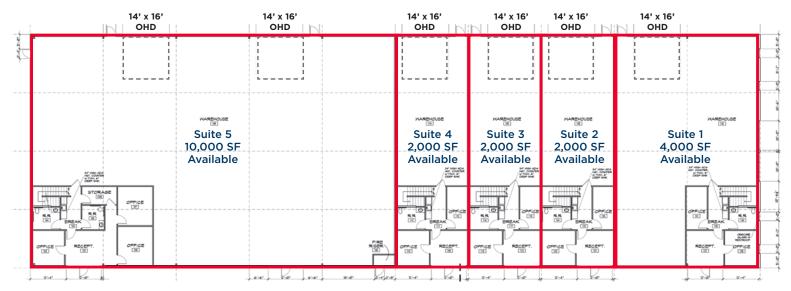
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#### 6557 Buttercup Drive / Wellington, Colorado 80549

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## **Potential Office Layouts Shown**



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