

FOR SALE OR LEASE

Wellington Business Center, Bldg. 5

6557 Buttercup Drive / Wellington, Colorado 80549



NEW BUILDING ESTIMATED COMPLETION Q1 2021



SIMILAR BUILDING ON LOT 2 IS SHOWN

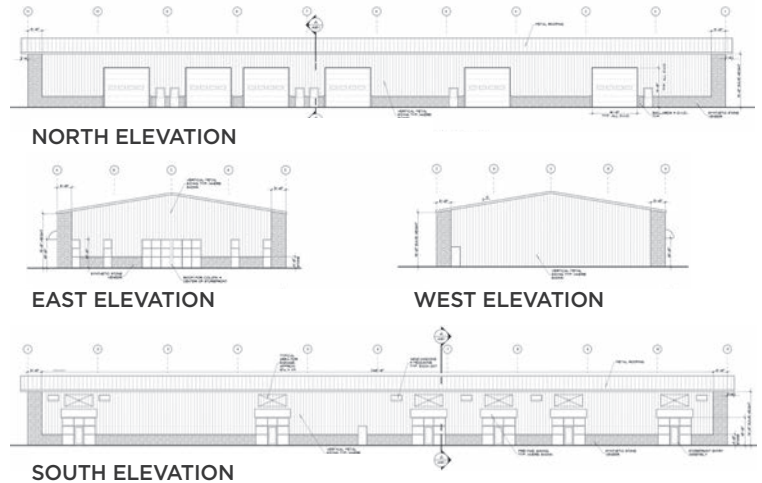
Flex Industrial Space for Sale or Lease

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.*



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)

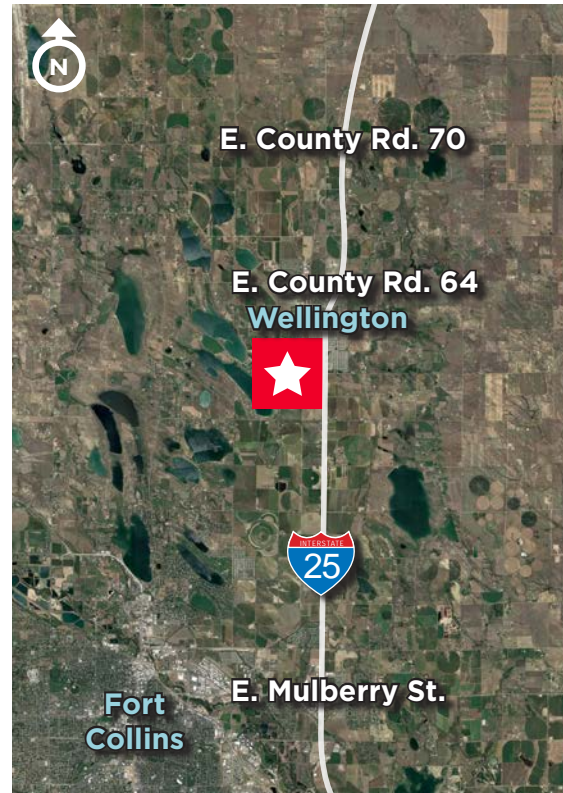
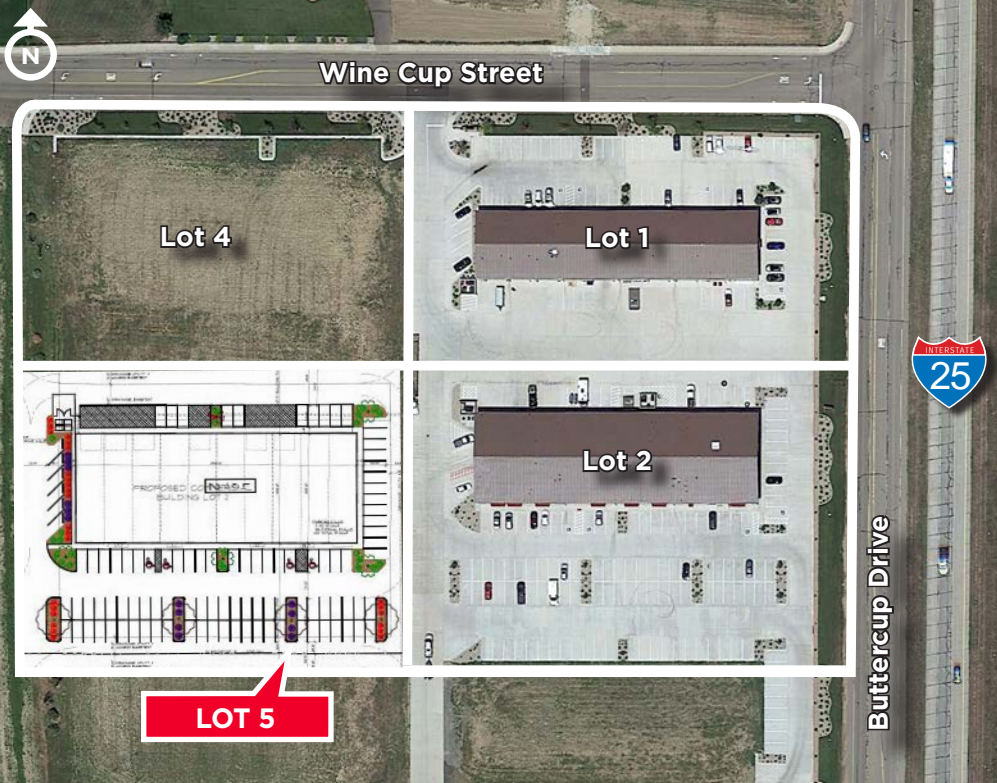
AVAILABILITIES

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

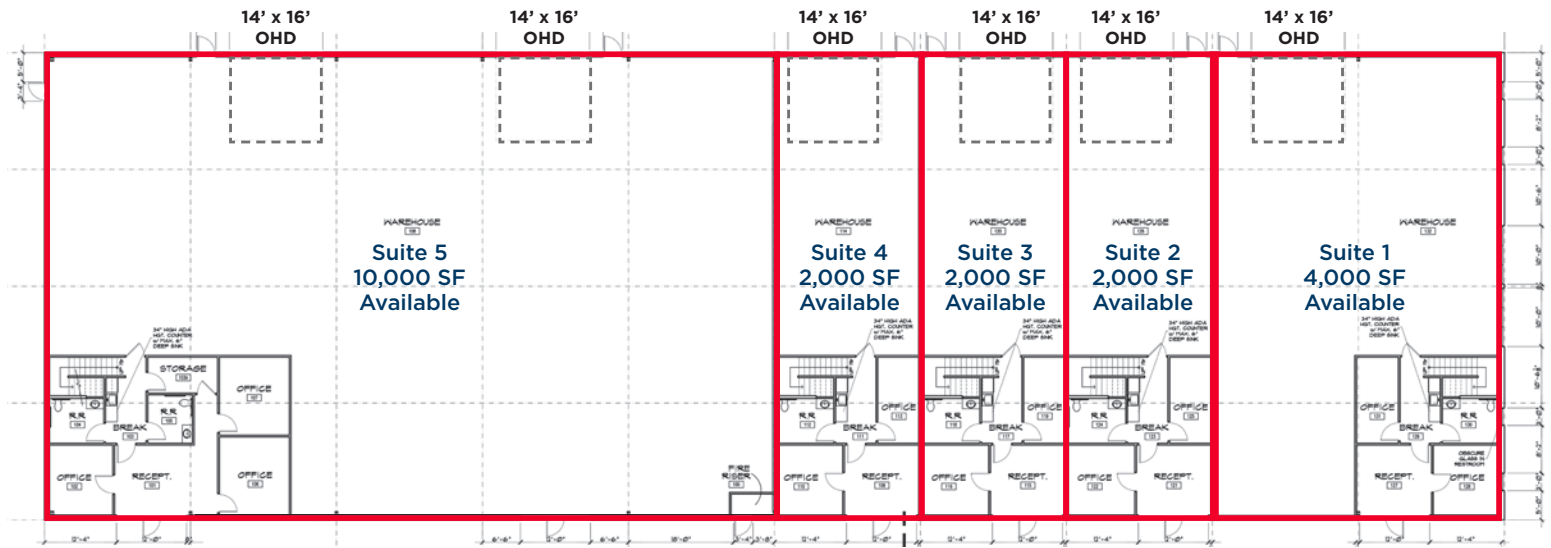
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Potential Office Layouts Shown



For more information, please contact:

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