



3999 G.W. Bush Avenue | Wellington

Exclusively Marketed By Lindsey Sampier Baker

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WELLINGTON

3999 G. W. BUSH AVENUE

Great opportunity to own nearly 15,000 square feet of commercial space! Zoned for light industrial, there are currently eight business suites and all but one are rented (\$16K paid per month total) with 3-year leases, triple net. Sprinkler system throughout and rubberized walls for sound. There's 480V 3-phase and A/C in all units. Forced air in office spaces and boiler heat on the industrial side. Downstairs units have two baths, upper single unit equipped to be split into four. It's ready to go!

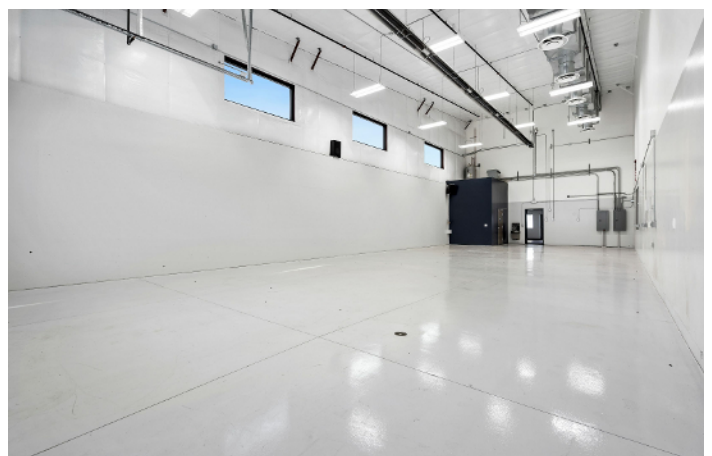
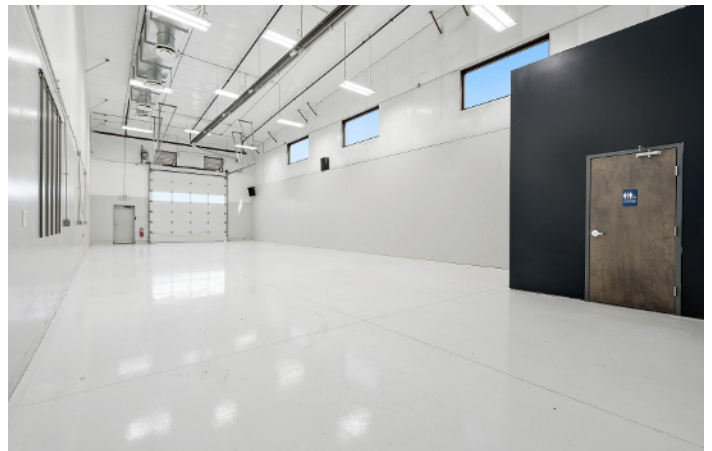
14,880 TOTAL SQUARE FEET	EIGHT SUITES	ZONED LIGHT INDUSTRIAL
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GARAGE SPACES



OFFICE SPACE





PROPERTY DETAILS

SPECIAL FEATURES

- Move-In Ready
- Zoned Light Industrial
- 480V 3-Phase in All Units
- Heated and Cooled
- Visible from I-25
- Individual Staircases Will Allow Upper Unity to Be Separated Into Four

GENERAL INFORMATION

Style: Income Property
Bedrooms: ###
Baths: ###
Total Sq Ft: 14,880
Year Built: 2018
Parking: Lot
Sub Area: Columbine Estates
Construction: Wood Frame/Concrete
Heating: Gas/Forced-Air
Cooling: AAA

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