

# INDUSTRIAL CONDO FOR SALE



## PROPERTY DETAILS

Property:

Unit G - 2,898 SF

Taxes: \$11,586.95 (2024)

HOA: \$300/Month (trash, snow, landscape)

Zoning: LI - Light Industrial  
(Town of Wellington)

Proposed Use:

- Vehicle detail/repair
- Warehouse
- Light Industrial/distribution
- Specialty contractor
- Toy storage/Workshop

## Nathan Klein

Sr. Partner/Comm. Brokerage Mgr  
970.222.2473  
nathan@lcrealestategroup.com

## Rico Devlin

Sr. Partner/Sr. Broker  
970.413.1182  
rico@lcrealestategroup.com

## WELLINGTON COMMERCIAL PARK SALE PRICE: \$550,000 (\$189/SF)

- Functional warehouse space in busy industrial park with convenient access from Wellington's main thoroughfare Cleveland Avenue
- Quick access to I-25 - just 6 blocks
- Large, open warehouse, ample lighting, concrete floor, rooftop Heat and A/C throughout
- Three private offices, 10'x25' storage or production room, engineered mezzanine storage area and ample 3-phase power
- Unit equipped with automatic garage door opener on 12'x12' Overhead door
- Flexible zoning ideal for any small industrial, warehouse or workshop use



### DEMOGRAPHICS (Source: STDB Online 2025, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	7,083	13,375	15,590
Avg. HH Income	\$116,044	\$122,991	\$127,721
Households	2,567	4,708	5,569
Businesses	159	248	324
Employees	1,132	1,642	2,093



### TRAFFIC COUNTS (Source: STDBOnline)

W. Cleveland Ave. btwn 3rd & 4th Streets	8,700 VPD
Interstate 25 @ Wellington exit	28,000 VPD



# INDUSTRIAL CONDO SPACE FOR SALE

8017 1st Street, Unit G, Wellington, CO



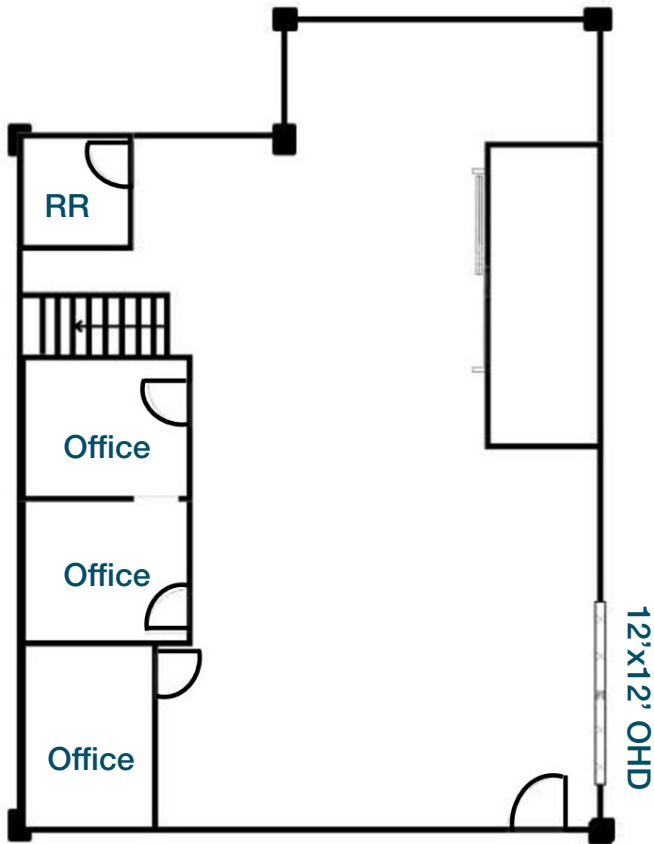
- 3 large private offices
- Engineered mezzanine storage area
- Ample 3-Phase power supply
- 12'x12' OHD with private entry apron
- Full Heat and A/C throughout

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 12/31/2025



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