

WELLINGTON BUSINESS CENTER

3925 & 3997 WATER LILY DRIVE
WELLINGTON, COLORADO 80549

FLEX INDUSTRIAL SPACE FOR SALE OR LEASE

Sale Price: \$225/SF (Core & Shell)

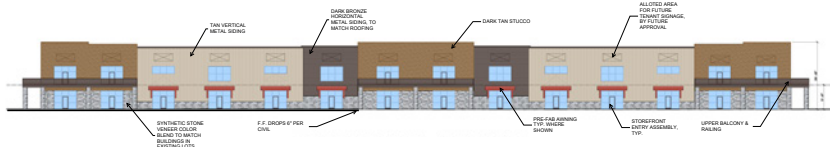
Lease Rate: \$15.00/SF NNN

NNN Expenses: \$4.50/SF (est.)

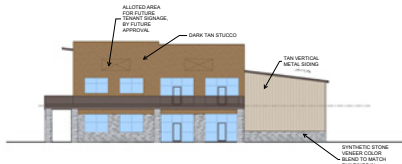
These flex industrial suites will be available for lease or sale in Spring 2024. Units range from 2,250-2,700 SF and can be combined for up to 15,300 contiguous square feet. The building will have six (6) 18' x 14' overhead doors and 3-phase power.



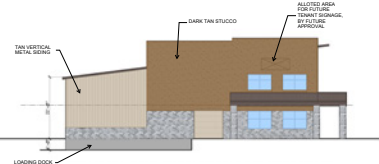
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PROPERTY FEATURES

Building Size	36,000 SF	Power	2,800 Amps, 3-phase, 208/240 Volt
Unit Sizes	2,250-2,700 SF	Loading	Six (6) 18' x 14' drive-in doors
Max Contiguous	15,300 SF	Zoning	C-3 (Commercial)
Clear Height	22'-32'		

PROPERTY HIGHLIGHTS

- Flexible spaces with warehouse, office, and overhead doors available
- Radiant heat in warehouse & forced air in office
- Building signage available
- Surface parking included
- Located on I-25 for easy Front Range access
- Visibility to over 28,000 VPD on I-25
- Potential for outside storage



AVAILABLE FOR SALE OR LEASE

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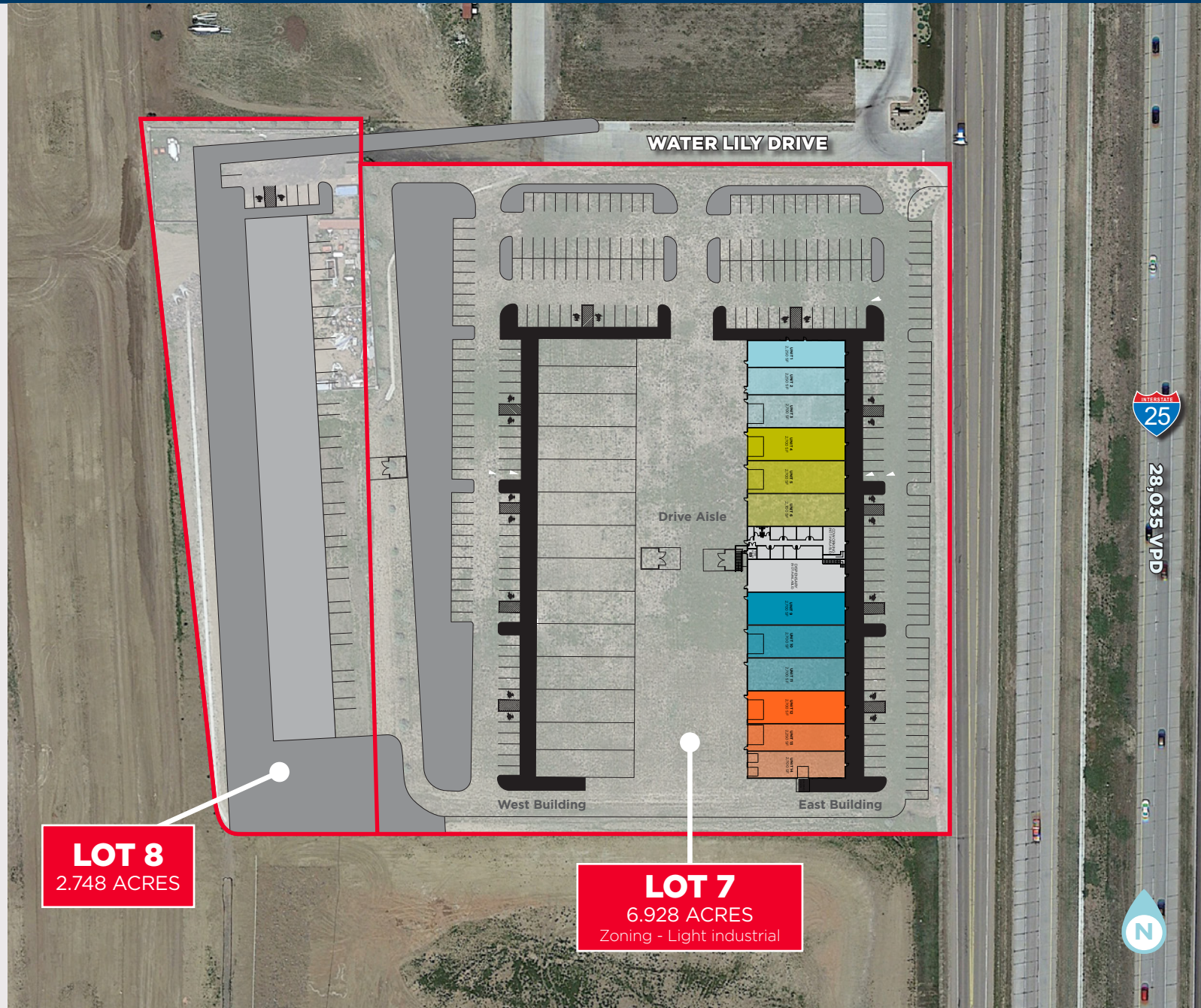
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LOT 8
2.748 ACRES

LOT 7
6.928 ACRES
Zoning - Light industrial



28,035 VPD

