

FOR SALE

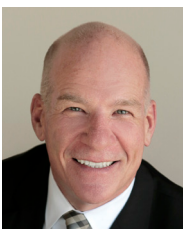
LIGHT INDUSTRIAL LOTS
WELLINGTON, CO

7 PERMIT READY LOTS
AVAILABLE



OFFERING HIGHLIGHTS

- Available now - 7 light industrial, permit ready lots
- Lot sizes range from 1.98 acres +/- to 10.78 acres +/-
- Great location- less than a quarter mile Northwest of the I-25 & Wellington Interchange



Craig C. Hau
Partner/Senior Commercial Advisor

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 6.10.2022



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SALE OVERVIEW

Price:	See Available Lots & Pricing on page 4
Lot Sizes:	See Available Lots & Pricing on page 4
Zoning:	Light Industrial (Town of Wellington)
Market:	Northern CO
Sub Market:	Wellington

PROPERTY OVERVIEW

Property:	Rare opportunity- light industrial, permit ready lots, less than a quarter mile West of the Interstate 25 and Wellington interchange. These lots range in size from 1.98 acres +/- to 10.78 acres +/- . All lots will be delivered "permit ready" and Buyer will be responsible for the costs of the sewer tap, water tap, & any other costs associated at the time of building permit issuance. Ideal location for any type of light-industrial user with less than 30 minutes to Cheyenne, WY and the entire Northern Colorado Front Range. Owner would consider a build-to-suit so inquire with Listing Broker about options. See "Available Lots and Pricing" for lot availability, location, and price.
Location:	Less than a quarter mile Northwest of I-25 and the Wellington Interchange- offering easy, quick access to the Interstate, Northern CO, Cheyenne, and the Denver area.

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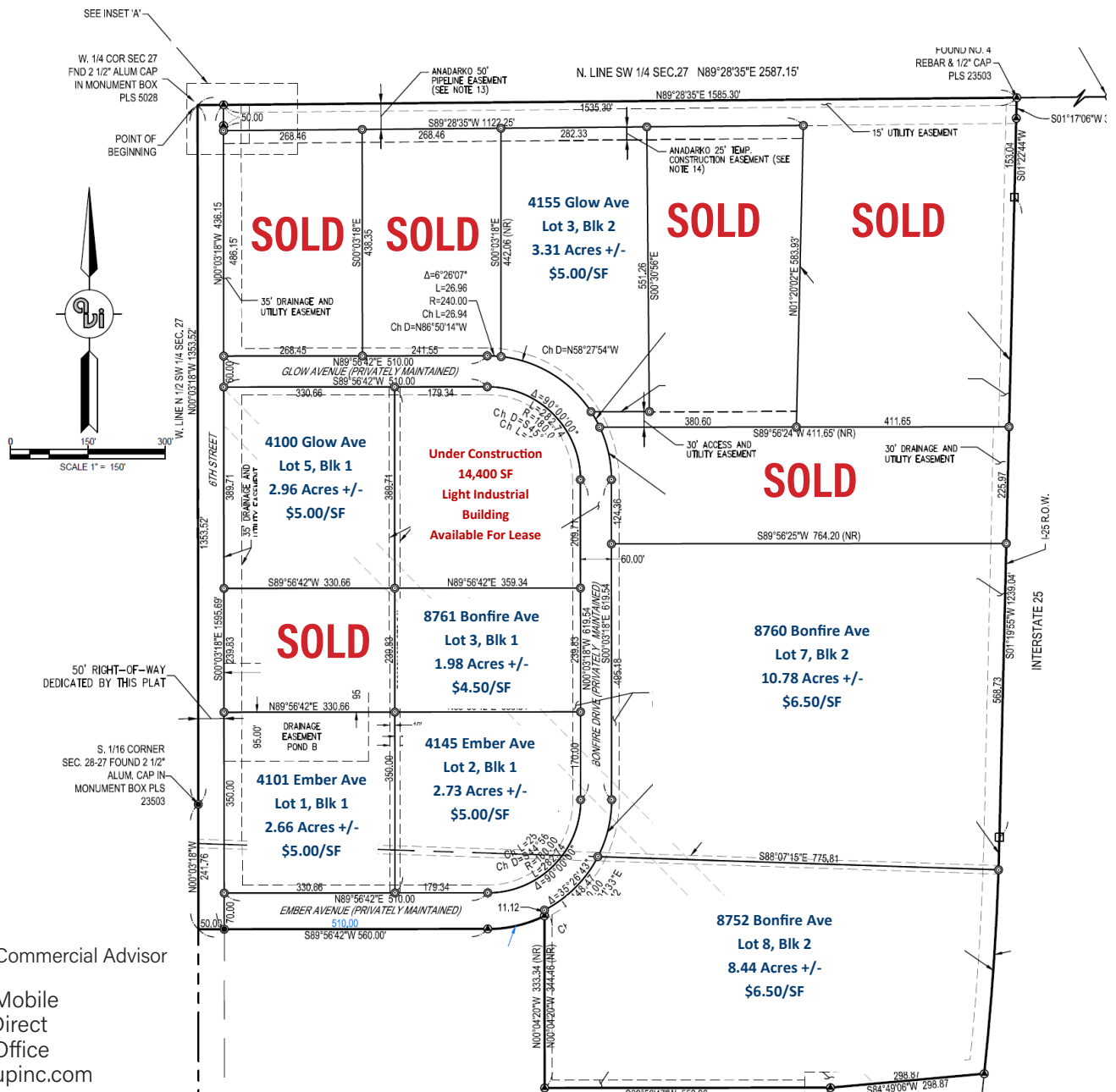
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ADDRESS	LOT/BLK	ACREAGE	PRICE/SF	TOTAL PRICE:
4155 Glow Ave	Lot 3, Blk 2	3.31 Acres	\$5.00/SF	\$720,918.00
4100 Glow Ave	Lot 5, Blk 1	2.96 Acres	\$5.00/SF	\$644,688.00
8761 Bonfire Ave	Lot 3, Blk 1	1.98 Acres	\$4.50/SF	\$388,119.60
4101 Ember Ave	Lot 1, Blk 1	2.66 Acres	\$5.00/SF	\$579,348.00
4145 Ember Ave	Lot 2, Blk 1	2.73 Acres	\$5.00/SF	\$594,594.00
8752 Bonfire Ave	Lot 8, Blk 2	8.44 Acres	\$6.50/SF	\$2,389,701.60
8760 Bonfire Ave	Lot 7, Blk 2	10.78 Acres	\$6.50/SF	\$3,052,249.20



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