

AVAILABLE FOR SALE

8761 BONFIRE DRIVE

WELLINGTON, CO 80549

PRICE REDUCTION!

SALE PRICE: ~~\$3,200,000~~ \$2,985,000



PROPERTY PROFILE

8761 Bonfire Drive in Wellington presents a rare opportunity to purchase a newly constructed 11,125 SF industrial building offering both functionality and long-term value. The property includes approximately 9,875 SF of high-clear warehouse space, complemented by 625 SF of main-floor office and an additional 625 SF of second-floor office, providing a balanced layout for operations and administrative use. Designed with modern construction, the building delivers a professional presence with flexible industrial capability suited for owner-users or investors alike. Located in the growing Wellington market with convenient regional access, this new-build asset offers high-quality industrial space in one of Northern Colorado's emerging submarkets.



11,125 SF
BUILDING SF



2023
YEAR BUILT



1.98 AC (86,249 SF)
ACRES



(4) 12' X 14' OHDs
LOADING



FULLY FENCED
YARD AREA



2 GATED
ACCESS POINTS



400 AMP
SINGLE PHASE
POWER



RADIANT HEAT
WAREHOUSE CLIMATE



16'-22'
CLEAR HEIGHT



1,250 SF
OFFICE



FULL HVAC
OFFICE CLIMATE



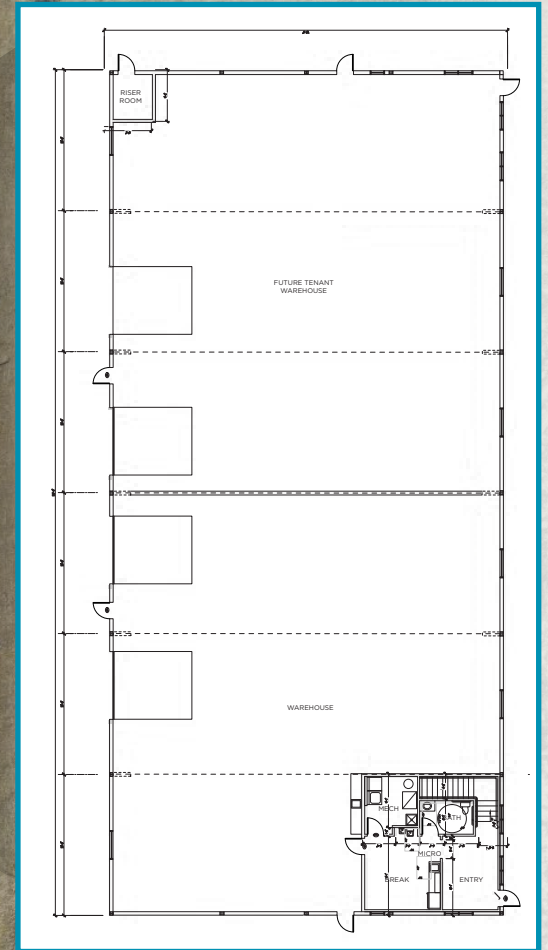
LI - LIGHT INDUSTRIAL
ZONING - TOWN OF WELLINGTON

PROPERTY

SITE PLAN



BONFIRE DRIVE



8761 Bonfire Drive

PROPERTY PHOTOS



MARKET OVERVIEW

NORTHERN COLORADO

Northern Colorado is one of the fastest-growing and most economically resilient regions in the state, strategically positioned along the Front Range between Denver and Wyoming. Anchored by communities such as Fort Collins, Loveland, and Greeley, the region benefits from strong population growth, a highly educated workforce, and diverse industry drivers including advanced manufacturing, energy, agriculture, technology, and distribution. Proximity to Interstate 25 and regional transportation corridors provides efficient north-south connectivity, while access to rail lines and regional airports enhances logistics capabilities. The



area's business-friendly environment, expanding infrastructure, and continued investment in commercial and industrial development make it an attractive location for companies seeking long-term growth.

In addition to its economic strength, Northern Colorado offers a high quality of life that supports workforce recruitment and retention. The presence of Colorado State University contributes research innovation, talent development, and entrepreneurial activity to the region. Employees are drawn to the area's outdoor amenities, vibrant downtown districts, and strong sense of community, creating a stable and motivated labor pool. For industrial users and investors alike, Northern Colorado presents a compelling combination of strategic location, skilled workforce access, and sustained market momentum.



744,319
2024
POPULATION



35
MEDIAN AGE



\$95,000
AVERAGE HH
INCOME (2024)



\$520,000
AVERAGE
HOME VALUE

Source: ESRI

AVAILABLE FOR SALE

8761 BONFIRE DRIVE

WELLINGTON, CO 80549

TYLER MURRAY

Senior Director

Direct: +1 970 267 7404

tyler.murray@cushwake.com

TY MASHEK

Senior Associate

Direct: +1 303 525 3125

ty.mashek@cushwake.com

NATE HECKEL

Managing Director

Direct: +1 970 267 7724

nate.heckel@cushwake.com

772 Whalers Way, Suite 200

Fort Collins, CO 80525

cushmanwakefield.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-180571 V7