



INDUSTRIAL/RETAIL SPACE FOR SUBLEASE

8017 1ST STREET, UNIT 1, WELLINGTON, CO 80549



PROPERTY HIGHLIGHTS

Conveniently located just minutes from Interstate 25 and with direct access to Wellington's primary commercial corridor, this industrial facility offers a rare combination of functionality, accessibility, and flexibility for a wide range of users.

The space features a large open warehouse that can support warehousing, light manufacturing, distribution, contractor operations, assembly, storage, or workshop uses. The property's flexible industrial zoning allows businesses to tailor the space to their operational requirements.

With quick access to regional transportation routes and the Fort Collins market, tenants can efficiently serve customers throughout Northern Colorado while enjoying the advantages of Wellington's growing business community.

Lease Rate:	\$21.12/SF NNN + Utilities
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Suite Size:	1,250 SF
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Loading:	12' x 12' OHD
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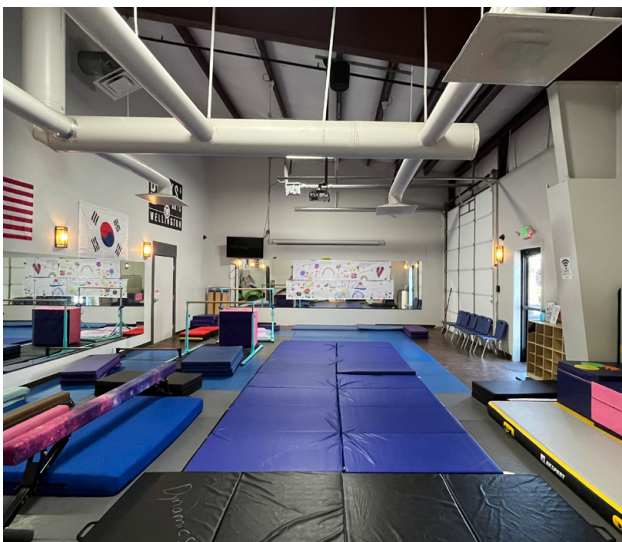
Zoning:	<u>LI - Light Industrial</u> 
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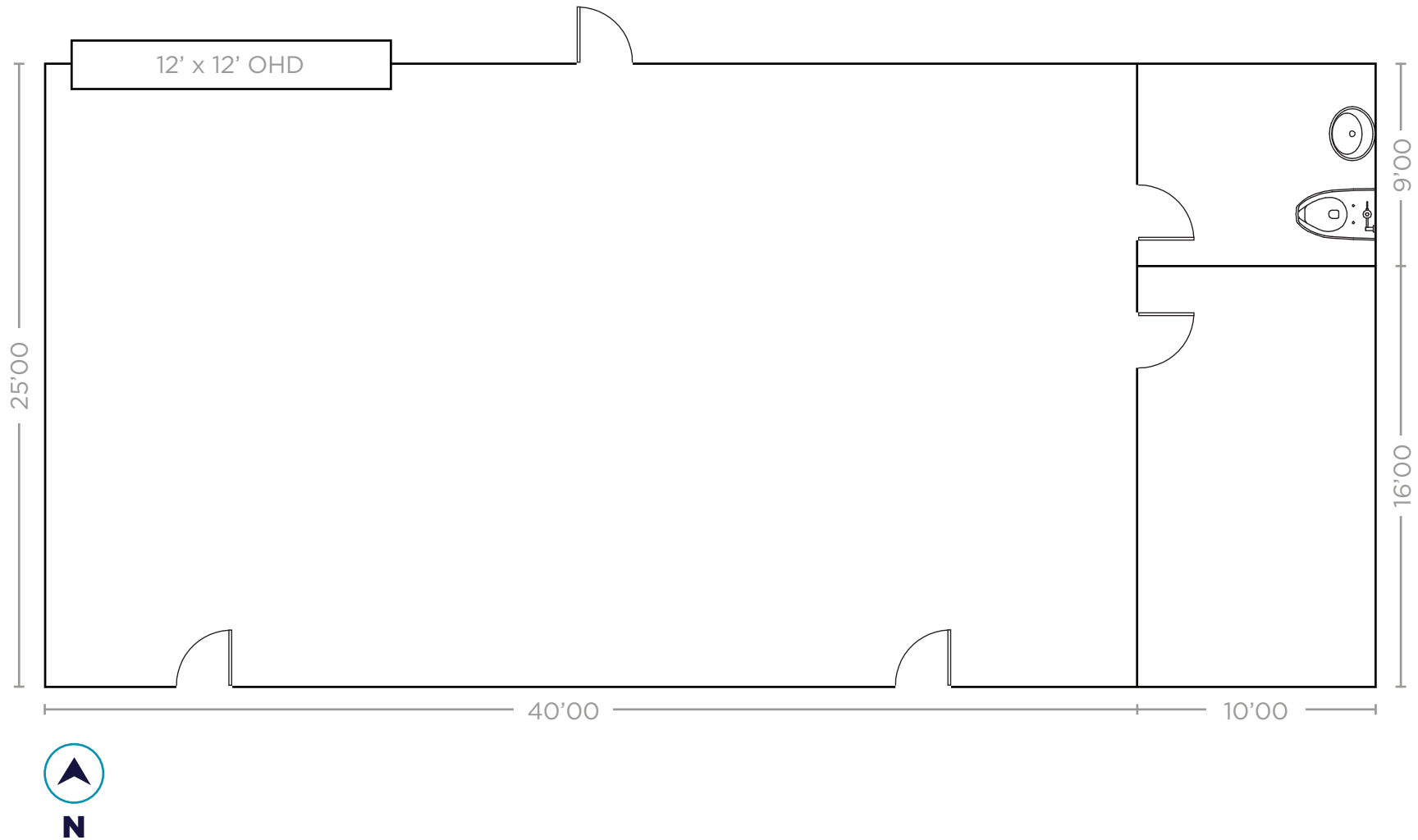
HVAC:	Full
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Restroom:	ADA
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Lease Expiration:	November 4, 2027
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Available:	Now
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FLOOR PLAN
1,250 TOTAL SF



CONTACT INFORMATION

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