

**FOR LEASE**

**FOR LEASE- INDUSTRIAL OFFICE/  
WAREHOUSE FOR LEASE**

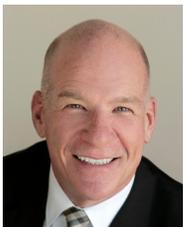


**8775 BONFIRE AVENUE, BLDG. A  
WELLINGTON, CO 80549**



## Offering Highlights

- Building A will be available late November 2019
- Total available square footage is 14,400
- On-site parking
- 6 Grade-level 14x14 doors (2 drive-thru bays)
- 2 Dock-high 14x14 doors
- Suitable for light-industrial users



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## Lease Overview

<b>Rentable SF:</b>	14,400 SF Total
<b>Lot Size:</b>	3.06 acres +/-
<b>Base Rent:</b>	\$10.50/sf/annually
<b>NNN Expenses:</b>	\$3.50/sf/annually (estimated)
<b>Total Monthly Rent:</b>	\$16,800.00 (plus utilities)
<b>Est. Completion:</b>	Late November 2019
<b>Grade-Level Loading:</b>	6- 14x14 OH Doors
<b>Dock-High Loading:</b>	2- 14x14 OH Doors
<b>Lease Term:</b>	3-5 Years
<b>Zoning:</b>	Light Industrial
<b>Market:</b>	Northern CO
<b>Sub Market:</b>	Wellington

## Property Overview

<b>Property:</b>	Under construction- available late November 2019. Brand new, light-industrial office/warehouse for lease totaling 14,400 SF. Sure to impress- this industrial office/warehouse features 8- 14x14 loading doors, 6 grade-level (with 2 drive-thru bays) and 2 dock-high loading doors. Estimated office finish will be about 25% of the total sq. ft. but may be modified if preferred by Tenant. Landlord would consider splitting the building in half if a Tenant desired less sq. ft. Stunning mountain views and ideal location with quick, easy access to Interstate 25. Ideal location for any light-industrial users. The estimated NNN expenses are \$3.50/sf/annually and will be updated upon completion of the building, issuance of the final CO, and the final valuation from Larimer County. Inquire with Listing Brokers about additional office and industrial buildings being built in this location- estimated completion is Spring-Summer 2020
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**Location:** Located on the Northwest side of Interstate 25 and the Wellington Exit, less than a quarter-mile from the interchange. Quick, easy access to the Interstate- half an hour South of Cheyenne, WY and Fort Collins/ Loveland/Greeley areas

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