

8775 Bonfire Dr

Wellington, CO 80524

New-construction industrial building with office space for lease

SPACE AVAILABLE

12,589 SF

LEASE RATE

\$16.00/SF

NNN RATE

\$5.06/SF

PROPERTY OVERVIEW

8775 Bonfire Dr
Wellington, CO 80524



LOADING

- Six 12' x 14' overhead doors
- 20'+ clear height

SITE & PARKING

- Freestanding building
- 30 shared parking spaces

STRUCTURE & POWER

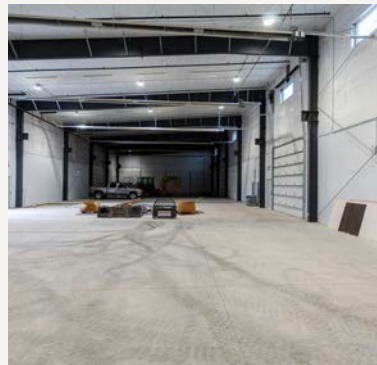
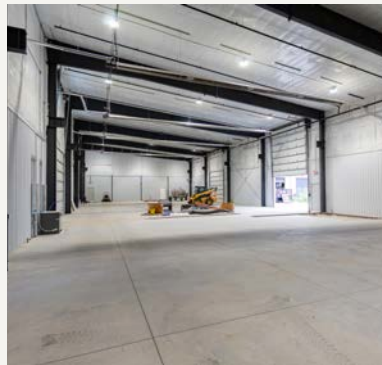
- Pre-engineered metal building
- 800-amp panel · heavy power
- New construction

BUILDING FEATURES

- Fully sprinklered · radiant heat
- Private offices
- Sand interceptor
- Plumbing stubbed for shop restroom

NNN BREAKDOWN

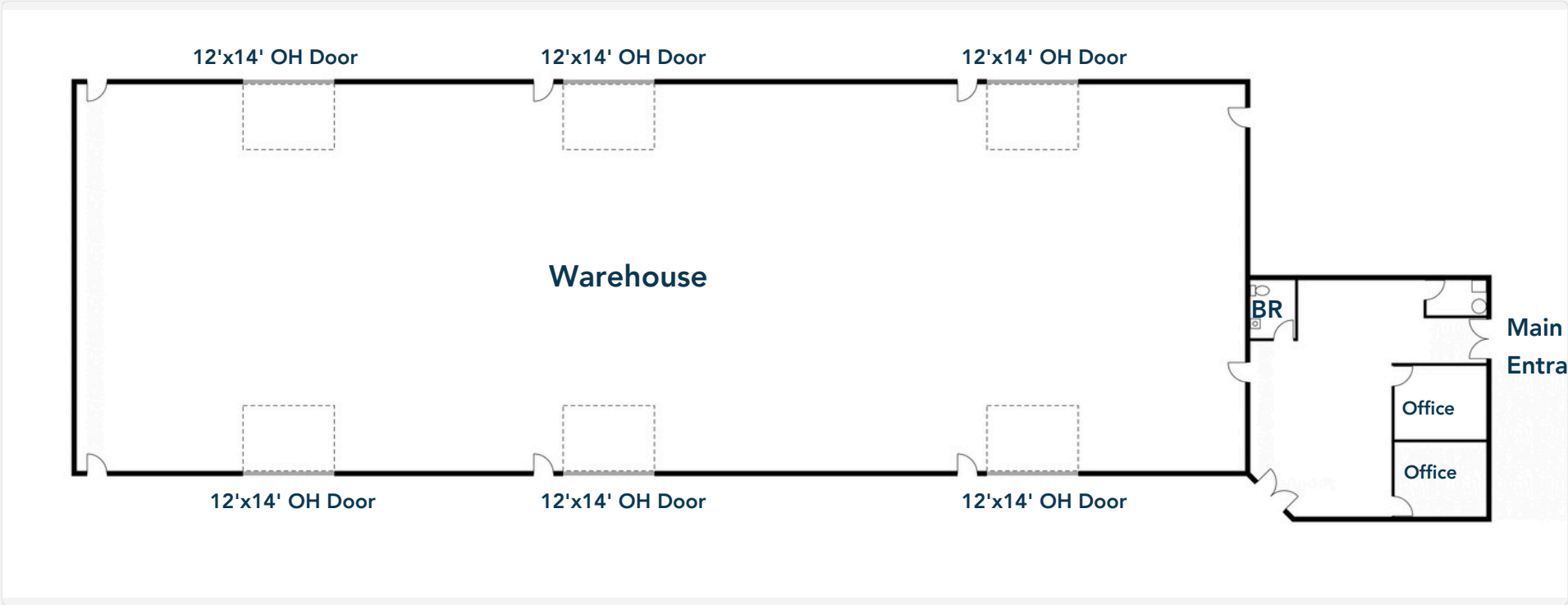
- Property Tax: \$3.60/SF
- Insurance: \$0.43/SF
- CAM & Association: \$1.04/SF
- **Total NNN: \$5.06/SF**



FLOOR PLAN & DETAILS

[View on Google Maps ↗](#)

TOTAL BUILDING SIZE 12,589 SF



BUILDING

STRUCTURE	Pre-engineered metal
CLEAR HEIGHT	20'+
OVERHEAD DOORS	6 — 12' × 14'
OFFICE	Private offices
BUILDING SIGNAGE	Available

MECHANICAL & SITE

HEAT TYPE	Radiant
FIRE PROTECTION	Fully sprinklered
POWER	800-amp panel
PARKING	30 shared spaces
PARCEL #	8927307004

AVAILABILITY

AVAILABLE	Now
OCCUPANCY	100% vacant
LEASE TYPE	Entire building
ZONING	LI — Light Industrial

AERIAL VIEW AND SURROUNDING ACCESS



8775 Bonfire Dr

— WELLINGTON, CO —

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.