



CHEYENNE BUSINESS PARKWAY

Heavy Industrial Zoned Warehouse

2852 Christensen Road, Cheyenne, WY



**COLDWELL BANKER
COMMERCIAL**
THE PROPERTY
EXCHANGE

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Available Units

±40,000 SF HEAVY INDUSTRIAL SPACE FOR LEASE
LEASE RATE: \$15/SF NNN

±10 ACRES ADDITIONAL SECURED YARD AVAILABLE

WAREHOUSE SPACE

±19,460 SF STE 2A

±19,500 SF STE 2B

± 10 Acres

Additional Secured
Yard



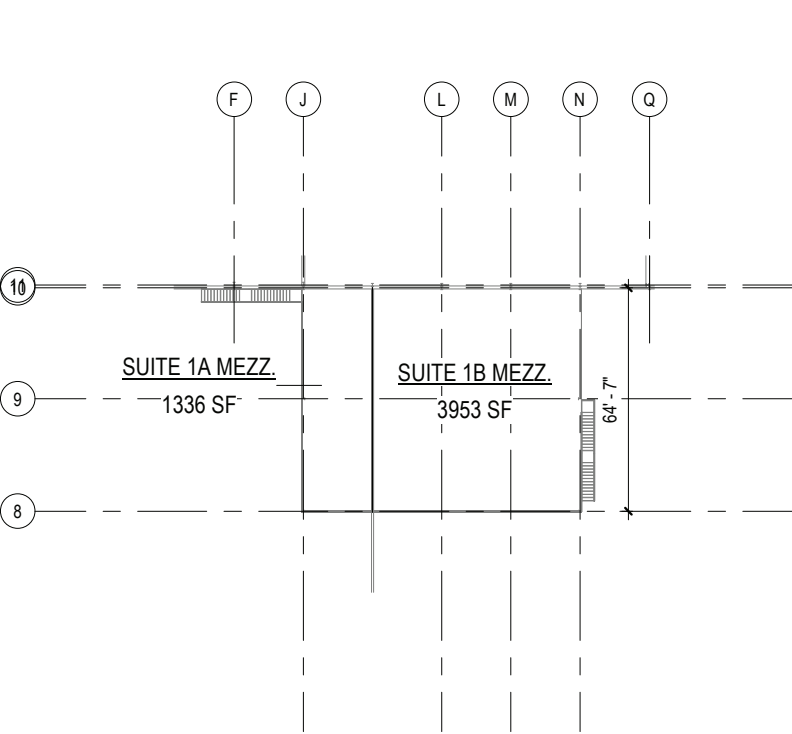
CAMPSTOOL ROAD

CHRISTENSEN ROAD

AVAILABLE

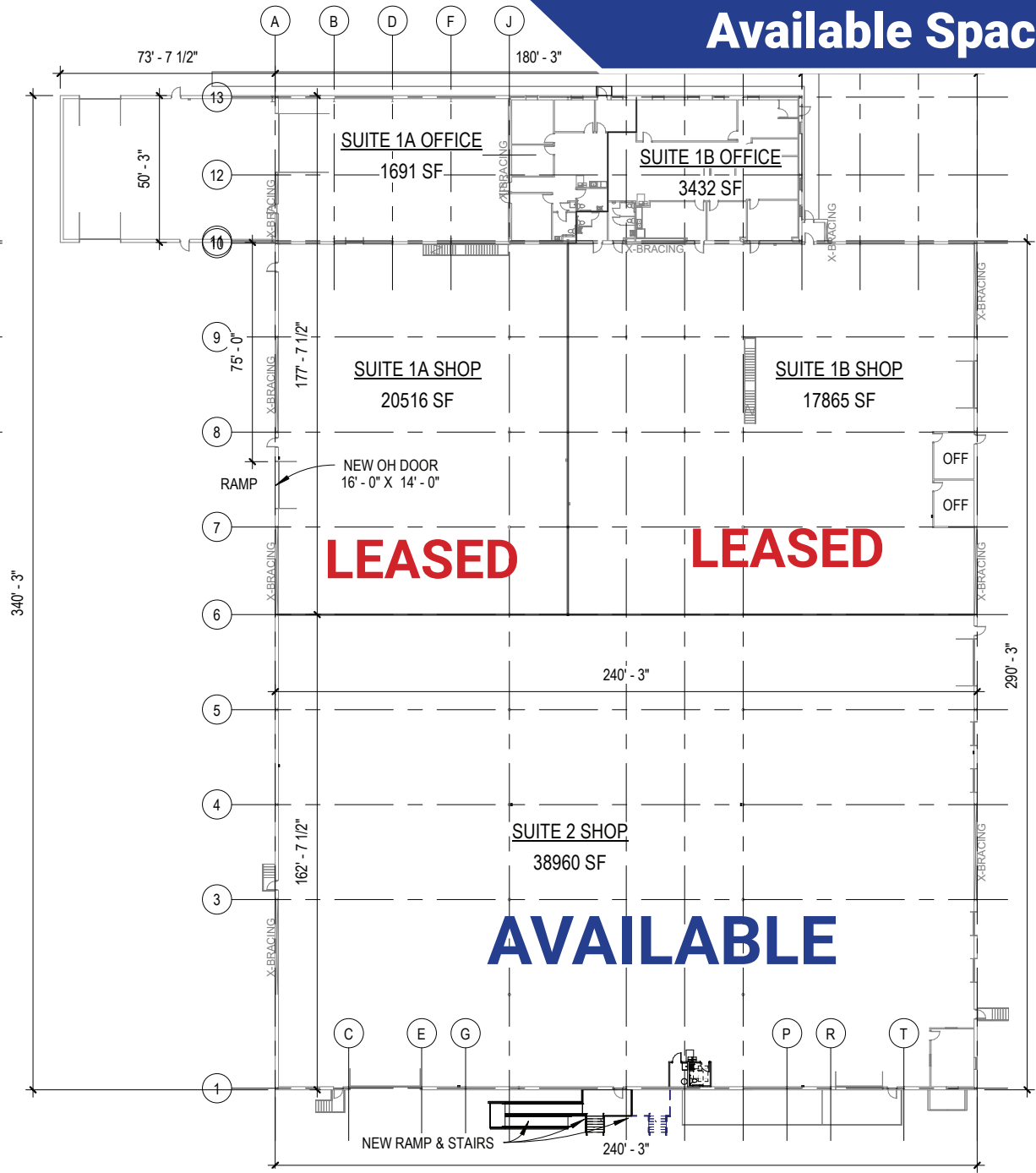
Cheyenne Business Parkway - 2852 Christensen Road, Cheyenne, WY

Available Space



Area Schedule (Gross Building)

Name	AREA USAGE	Area
SUITE 1A	SHOP	20516 SF
SUITE 1A	OFFICE	1691 SF
SUITE 1A	MEZZANINE	1336 SF
		23543 SF
SUITE 1B	SHOP	17865 SF
SUITE 1B	OFFICE	3432 SF
SUITE 1B	MEZZANINE	3953 SF
		25250 SF
SUITE 2	SHOP	38960 SF
		38960 SF
Grand total: 7		87753 SF



Site Plan



Available Space

Exterior







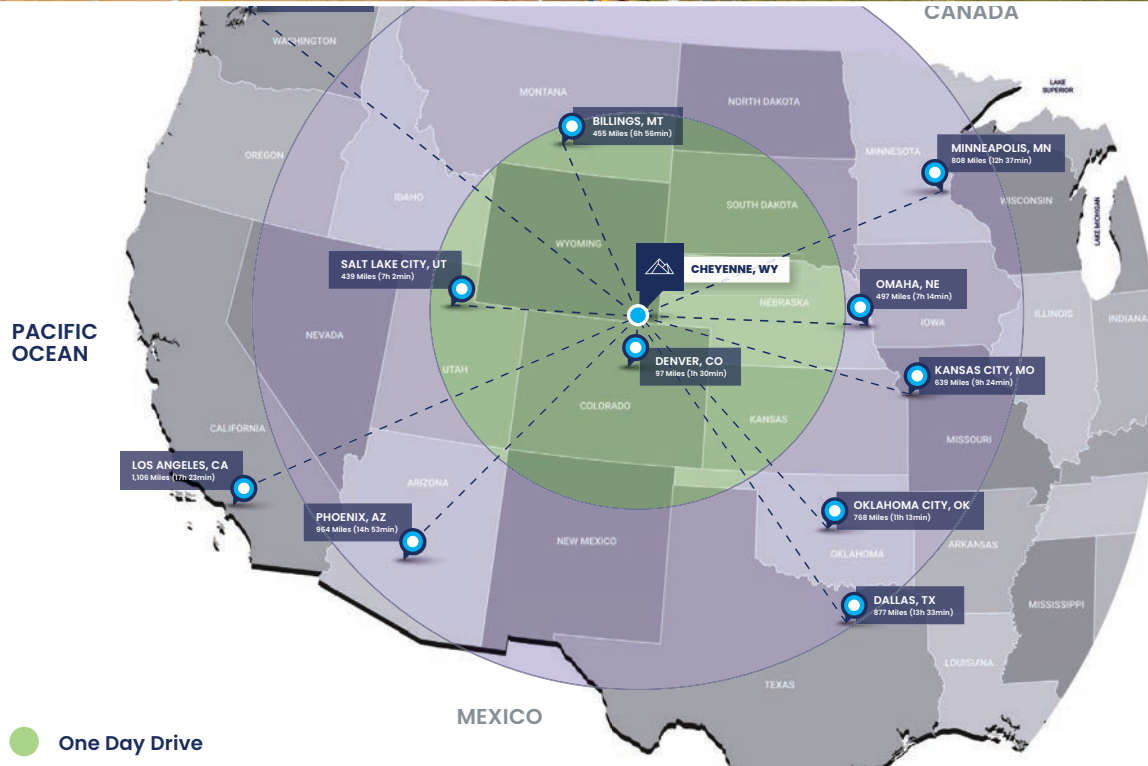
Up to 9 Acres of Secured Yard Space Available



CHEYENNE BUSINESS PARKWAY

PARK FEATURES

- Direct Access from Interstate 80
- Adjacent to Campstool Business Park
- Daily Traffic Count of 24,017 on Interstate 80
- Daily Traffic Count of 15,225 on Christensen Road
- Lowes Distribution
- Microsoft Data Center
- Wyoming Machinery
- Magpul Industries
- Pilot Travel Center
- Stag Arms
- Camping World
- Calliber Collision



Scan QR Code on Your
Phone/Camera For A
"Birds Eye View"

OVERVIEW:

This 82,494 square foot warehouse with office, conference and reception space is conveniently accessed from Interstate 80 and Christensen Road and is ideally located along Christensen Road, providing excellent visibility for any business. The property provides ample parking, with seven total overhead doors making for easy access to warehouse space which includes loading docks, high bay storage, and 35' clear height. This space also provides approximately ±40,000 SF of warehouse. Located within the industrial corridor of the Cheyenne Business Park in Cheyenne, Wyoming, the property is suitable for a variety of industrial and commercial users.

PROPERTY FEATURES:

Building Size: 87,753 SF

Available: ±40K SF

Lot Size: 17.27 Acres

Loading: Seven (7) total OHDs, grade level 14' OHDs, Five (5) dock doors, drive-thru

Fenced Yard: Yes

Clear Height: 22' - 35'

Power: 3 Phase, 480V

Zoning: Heavy Industrial



WAREHOUSE HIGHLIGHTS

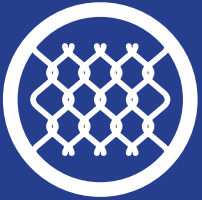
Located directly off of Interstate 80, this heavy industrial zoned warehouse is available to industrial, manufacturing, distribution, and flex users. Located within the industrial corridor of the Cheyenne Business Park in Cheyenne, Wyoming this warehouse is only 100 miles from Denver, Colorado.



Located Directly off Interstate 80 and Christensen Road



24,017 Daily Traffic Count on Interstate 80



Fully Fenced Yard



Located within Cheyenne Business Parkway



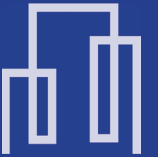
3 Phase Power
480V



Warehouse Space



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