

1938
WYOTT DRIVE
CHEYENNE, WY 82001



LISTING AGENTS

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COLDWELL BANKER
COMMERCIAL
THE PROPERTY
EXCHANGE



ABOUT THE PROPERTY

Fantastic warehouse/distribution center available located just off intersection of 1-25 & I-80. Tremendous flexibility and opportunity with this building which can accommodate warehouse users from 2,100 to 100,000+ square feet and has ample room for outside storage. Units range in size from 1,000SF to 35,000SF (medium, large, toybox, etc.).

See page 3 for additional information.

DETAILS

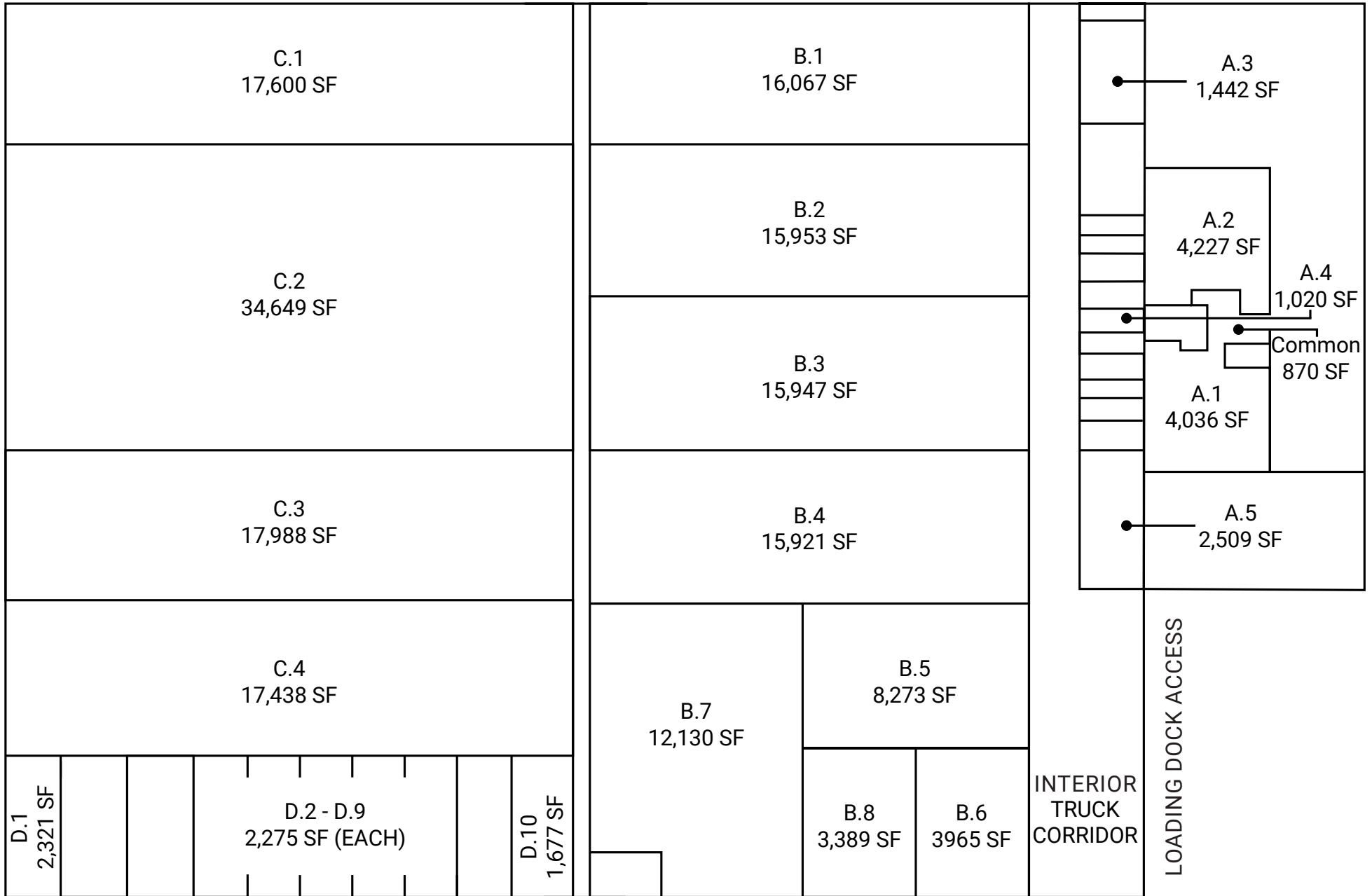
Total SF:	210,518
Total OH Doors:	35
Truck Corridor	
Total # of Units:	24
Acreage:	20.50 Acres
Power Capability:	3-Phase
Address:	1938 Wyott Drive
Tenants:	Clayco, Encore, Dope Slime, Magpul, and more



Some of the units have access to the truck corridor. See page 4 for diagram.

OVERVIEW UNIT TYPES

	UNIT	SIZE	LEASE RATE	TENANTS	AMENITIES
	A1 - A5	1,020 to 4,227SF	Call for pricing	Sage	Call for more info
	B1 - B8	3,389 to 16,067SF	\$14.00/SF	Dope Slime Clayco Earthcore Magpul Clayco Protech Niine Flowers Baking	Loading dock access Multiple overhead doors Interior corridor Restrooms
	C1 - C4	17,438 to 34,649 SF	\$14.00/SF	Dope Slime Encore Electric TSI Flow Clayco	Loading dock access Multiple overhead doors Heat Exterior access Restrooms
	D1 - D10	1,677 to 2,321 SF	\$14.00/SF	Dope Slime Encore Electric TSI Flow Clayco	Loading dock access Restrooms 1 overhead door Heat



BUILDING AERIALS



UNIT OVERVIEW A

The A Units are designed as office and flex-use spaces and do not include warehouse or overhead door access, making them ideal for administrative, professional, training, or service-oriented users.

The property includes two A Units. One is currently occupied by Sage Trucking, which uses the space for CDL training and office operations, highlighting the suitability for instructional and workforce-development uses. The second A Unit is available and can accommodate a variety of office or flex configurations.

These units offer a traditional office layout while benefiting from proximity to an active industrial setting—well suited for companies seeking office space, training facilities, or support operations connected to nearby industrial or logistics activity.

DETAILS

Office/Flex Space

Tenant Improvement Allowance

Call For Pricing

Restrooms

Tenant: Sage Trucking



UNIT A: PHOTOS



UNIT OVERVIEW B

Located within a 200,000+ SF premier industrial complex, this warehouse suite offers exceptional functionality and unmatched access just moments from the I-25/I-80 interchange. The available 16,067 RSF includes 12,905 SF of dedicated warehouse space and 3,162 SF of common area, offered at \$14.00/SF NNN with an estimated \$2.00/SF OPEX. This unit features direct access to the building's interior drive-thru loading corridor, allowing efficient, weather-protected loading and unloading.

Tenants benefit from six shared dock-high doors, ample circulation for trucks, and the option to lease additional single-office suites for admin support or on-site operations. With flexible configurations throughout the building ranging from 2,100 SF to over 100,000 SF, 1938 Wyott Drive provides a rare combination of scalability, efficiency, and prime industrial connectivity within Cheyenne's core distribution hub.

DETAILS

Units B1 - B8

3-Phase Power

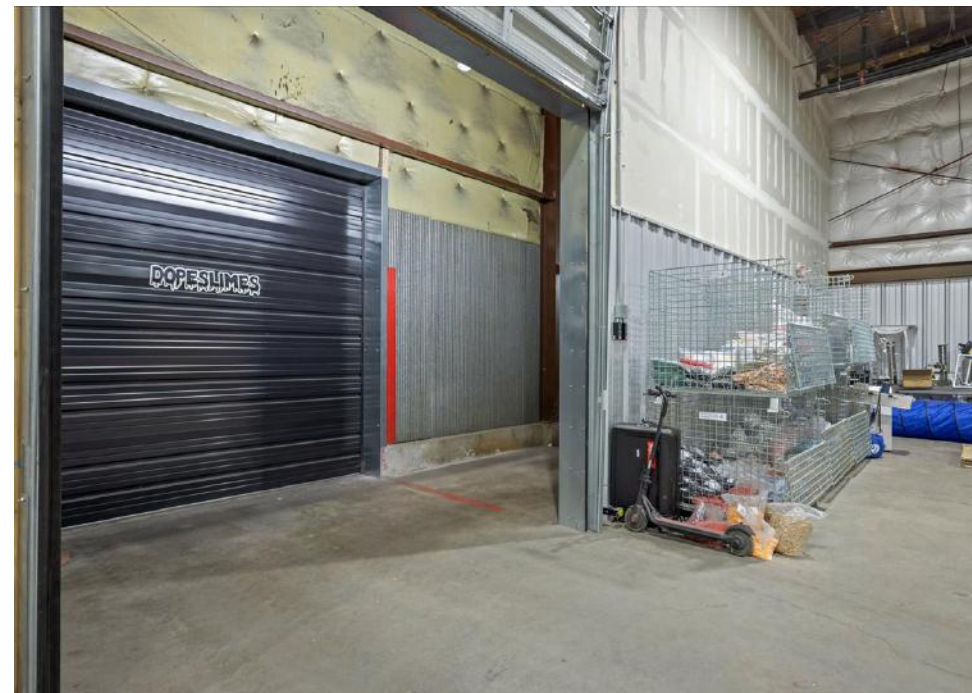
Mostly Interior | 2 Exterior Units

Loading Dock Access

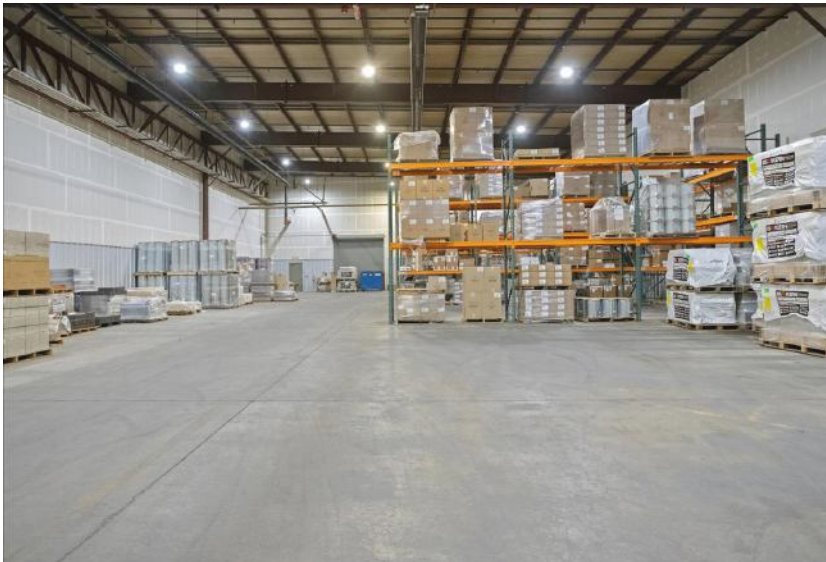
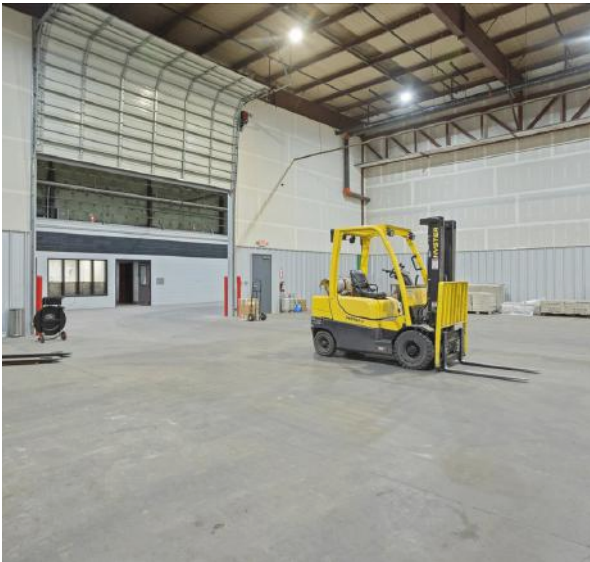
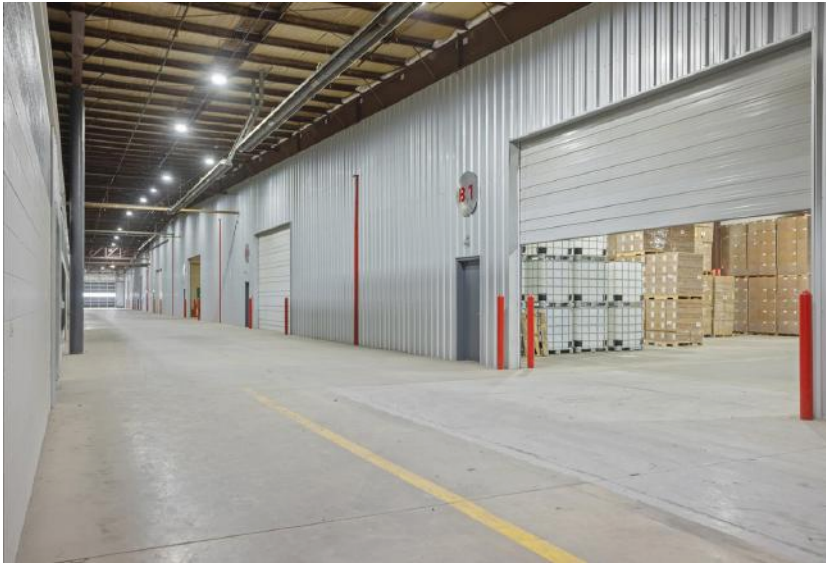
Tenants: Magpul, Earthcore, Dope Slime, Bread Company, Clayco, and more



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UNIT B: PHOTOS



UNIT OVERVIEW C

This multi-tenant industrial property offers flexible unit sizes designed for a variety of industrial users, including distribution, service, and light manufacturing. The building features four exterior-access units with large overhead doors, dock-high loading, and access to shared loading docks for efficient shipping and receiving.

Select units include dedicated exterior yard or storage areas, providing added flexibility for outdoor storage or future expansion, subject to approvals. Interior layouts vary and may include restrooms and built-in office space, allowing users to move in quickly or customize to fit their operations.

With strong access, efficient circulation, and adaptable configurations, this property is well-suited for growing businesses seeking a functional, scalable industrial space.

DETAILS

Loading Docks

Overhead Doors

Heat

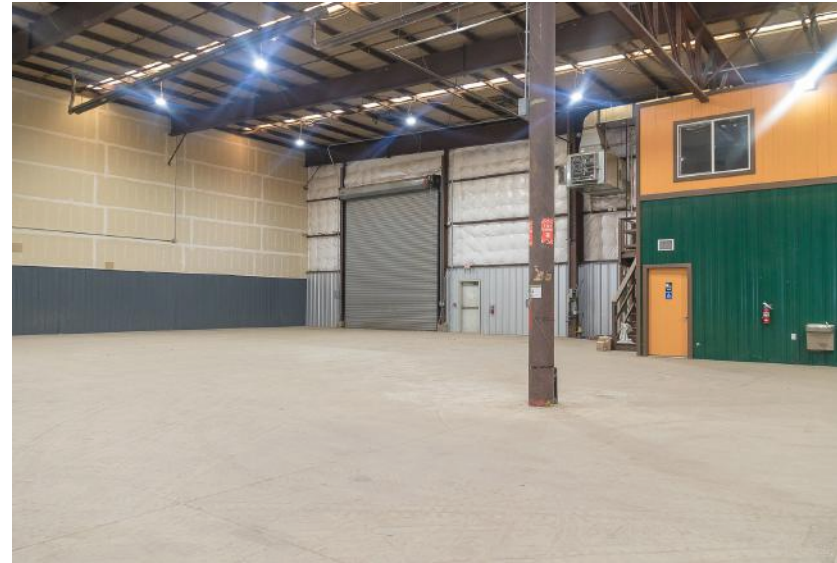
Restrooms

3-Phase Power

Tenants: Clayco, Encore Electric, Dope Slime



UNIT C: PHOTOS



UNIT OVERVIEW D

Unit D10 located at 1938 Wyott Drive is a highly functional ±1,677 SF industrial “toy box” suite located within a 200,000+ SF premier industrial complex just minutes from the I-25 / I-80 interchange. Designed for efficiency and flexibility, this unit is ideal for small businesses, contractors, HVAC companies, or users needing secure storage with light operational capability. The space features one overhead door, an in-suite bathroom with shower, and an efficient open layout that accommodates equipment storage, service vehicles, or small-scale operations.

In addition to the unit’s dedicated overhead door, tenants benefit from access to the building’s shared dock-high loading doors, allowing for efficient freight delivery and unloading as needed. Tenants also have the ability to secure adjacent yard space, providing valuable outdoor storage or staging area if additional space is required.

DETAILS

Mezzanine Space

1 Overhead Door Per Unit

Heat

Restrooms (*Some have showers*)

Exterior Access

Polished Floors



UNIT D: PHOTOS



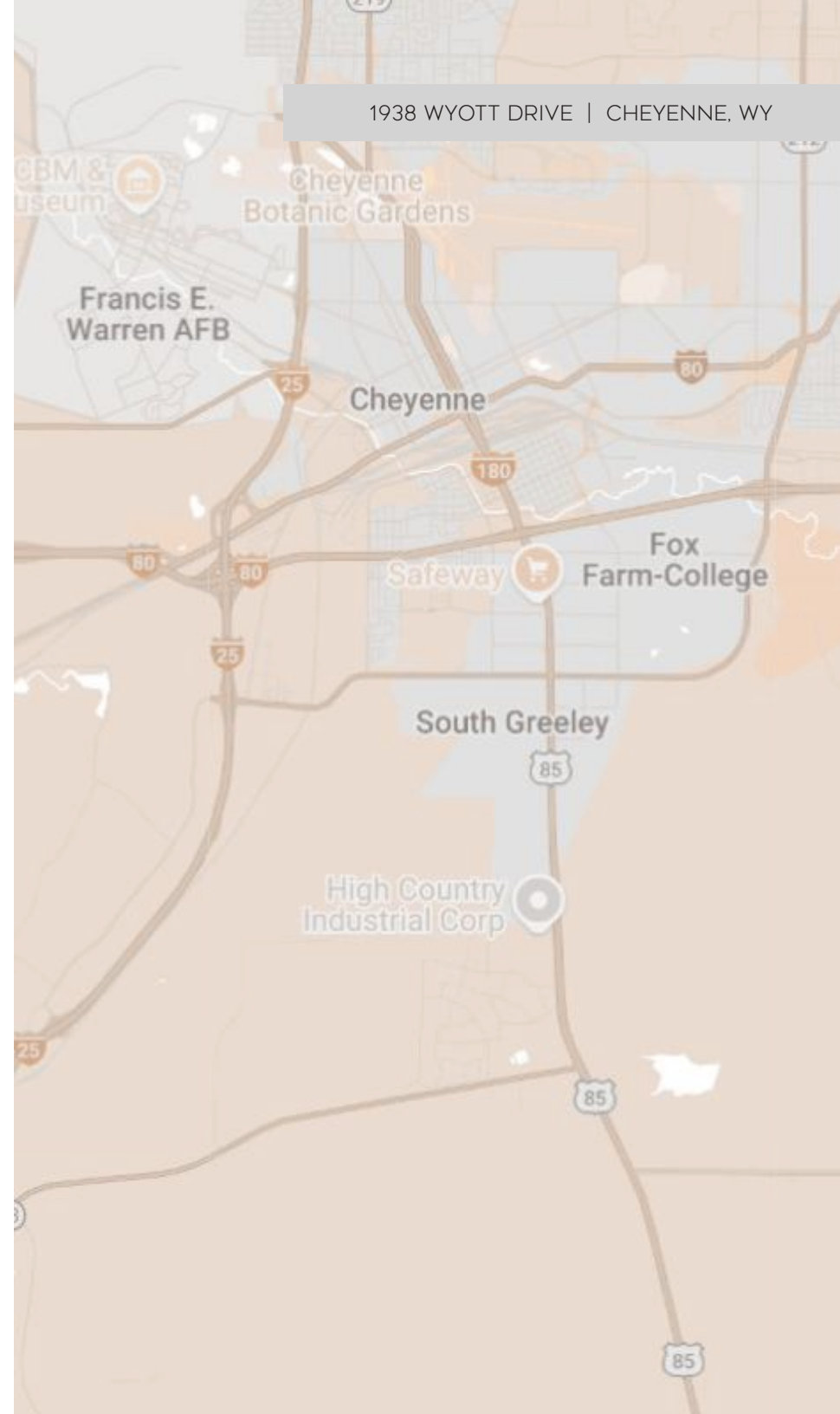
SOUTH CHEYENNE

The South Cheyenne commercial and industrial district—centered around WYott Drive, South Parsley Boulevard, and the I-25/I-80 interchange—is one of the most strategically positioned business hubs in southeastern Wyoming. Its proximity to both major interstates offers unmatched regional connectivity, making the area a natural fit for warehouse, distribution, trucking, manufacturing, and service-based operations. High traffic volumes from I-80's east–west freight route and I-25's north–south corridor support strong visibility and easy access for both commuters and commercial transport.

This area experiences a steady flow of local and regional activity due to its mix of industrial users, logistics operators, and service-oriented businesses. South Parsley Boulevard and surrounding arterial roads carry consistent daily traffic, connecting more than 12,000 nearby households with employment centers, commercial destinations, and transportation routes. The area's workforce access, customer reach, and central location make it appealing for companies seeking efficiency and convenience.

The South Cheyenne industrial corridor is home to prominent businesses such as SAGE Truck Driving School, Magpul, and Schone Cycles, along with multiple distribution centers, construction companies, and transportation-related users. Their presence contributes to a vibrant commercial ecosystem, creating synergy for businesses that benefit from proximity to trucking services, skilled trades, and a growing logistics network. Ample land availability, wide roadways, and flexible zoning also make the area ideal for outside storage, heavy equipment use, and expansion opportunities.

With strong traffic counts, highway exposure, and an established base of industrial and logistics providers, the South Cheyenne corridor continues to attract companies looking for accessibility, visibility, and operational efficiency in a high-demand commercial market.



AREA STATISTICS

NEARBY BUSINESSES

- Advanced Comfort Solutions SAGE Truck Driving Schools
- Arrow Moving & Storage Schone Cycles
- Crete Carrier Corporation Silver Spur Plumbing
Supplier
- FedEx Freight Stream-Flo USA
- High Plains Steel Supply TSI Flow Products
- Inberg-Miller Engineers Voestalpine Railway Systems
- Magellan - Industrial Gas Walmart Distribution Center
- National Oilwell Varco Wyoming Department of
Corrections
- Nortrak
- Puma Steel

CHEYENNE, WY QUICK STATS

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing 2023	\$326,166
Unemployment Rate	2.0%

IN PROXIMITY TO...

- Laramie55 Miles (52 minutes)
- Fort Collins51 Miles (50 minutes)
- Denver105 Miles (96 minutes)
- Casper171 (140 minutes)
- Scottsbluff93 Miles (86 minutes)

Sources: <https://www.census.gov>, ESRI, plancheyenne.org, dot.state.wy.us

WHY CHEYENNE?

Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming; taxfoundation.org

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.

50,540
Civilian Labor Force

8.98
Average Commute (Min)

Located Near I-25, I-80 & Two Major Railroads

Headquarter Locations



U.S. AIR FORCE

9,700
Personal Civil Service Independence



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Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.




The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

WHY WYOMING?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

 <p>±12,000 Student Population</p>	 <p>8 Community Colleges</p>	 <p>9 Commercial Airports</p>	 <p>2 Class One Railroads</p>	 <p>\$400M State-Wide Scholarships</p>
 <p>2 National Parks Grand Teton & Yellowstone</p> <p>5 National Forests Bighorn, Bridger-Teton, Medicine Bow-Routt, Shoshone, & Targhee</p> <p>12 State Parks & acres of public land to hunt, fish, bike, hike, & climb.</p>	<p>580,435 State Population</p> <p>0% Income Tax</p> <p>4% Sales Tax</p> <p>2.9% Unemployment Rate</p> <p>97,914 Sq.Mi. 9th Largest State</p>	 <p>The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.</p> <p>Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to/from communities statewide.</p>		



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#1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.



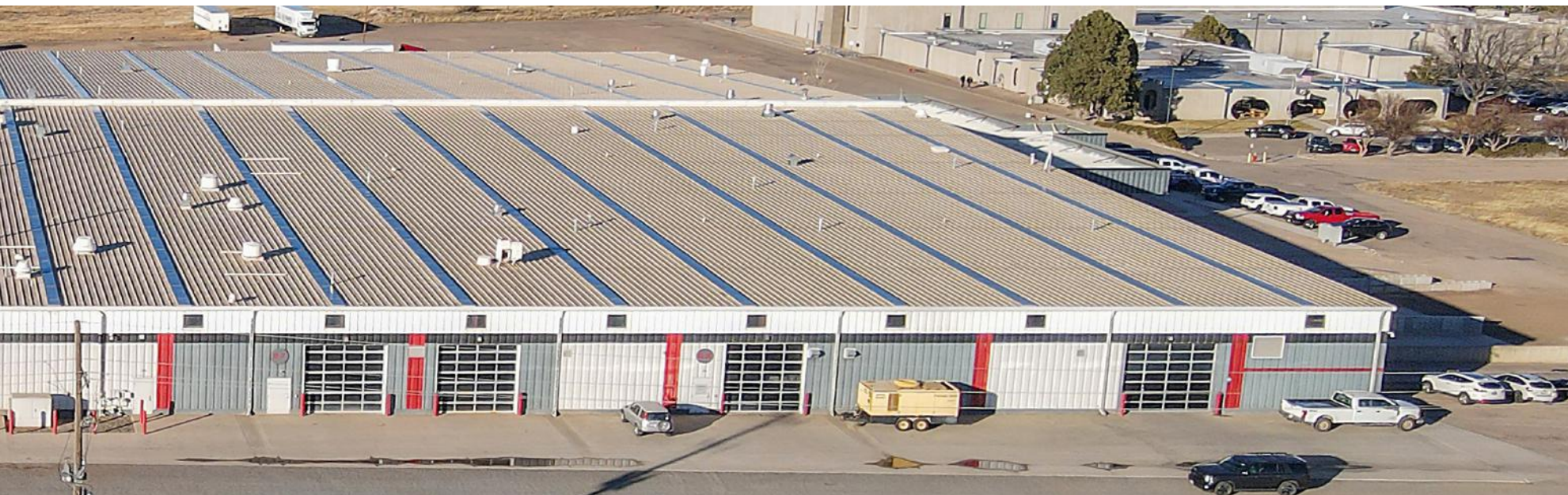
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