



#1 PROPERTIES
COMMERCIAL

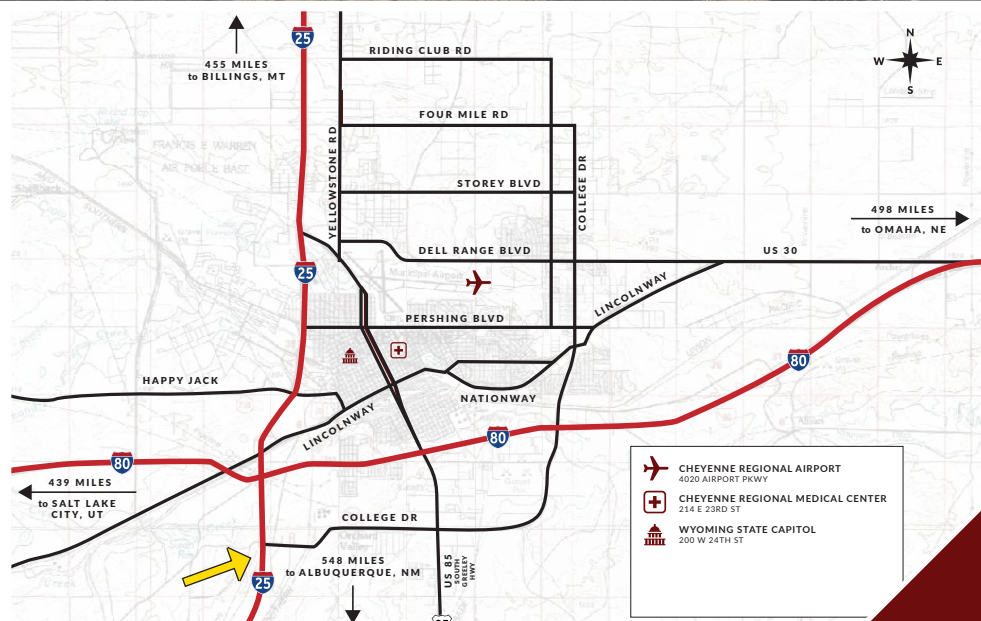


**2521 GRANITE PEAK DR
CHEYENNE, WYOMING**

FOR LEASE



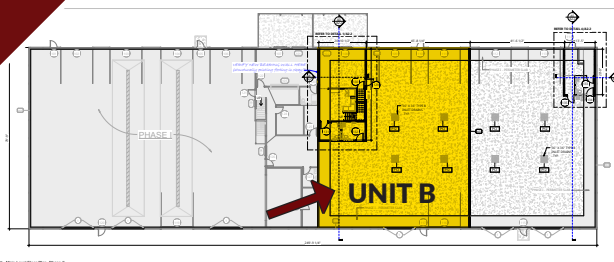
WE MEAN BUSINESS



Unit B 4,500+ square foot warehouse plus 825+ square feet of office. An additional 800 of office available for potential buildout on mezzanine. Three 14' doors with drive-thru capability. Excellent location for flex warehouse space. Located at exit 6 and the I-25 interchange. Landlord to provide basic finish of restrooms and office area. Final tenant finish to be designed and incorporated in buildout (additional cost dependent on tenant requirements.) Completion date is estimated 90 days on office space (designed to tenants specifications). 30' ceiling - yard storage available. 3 phase power.

- 5 minutes to I25/I80 interchange
- 90 minutes to DEN airport
- 90 minutes to Denver Metro

At the north end of the I-25 Urban Corridor, Cheyenne benefits from its position as the capital of Wyoming, as well as its proximity to the Front Range cities of Colorado. With a favorable tax and regulatory climate, low cost of doing business, and world-class communications, the Magic City offers an ideal location to put down corporate roots. Cheyenne sits at the junction of Interstates 80 and 25, as well as the intersection of the UP and BNSF railroads, and Cheyenne Regional Airport (CYS) provides daily flights connecting to hundreds of domestic and international destinations.



JIM WEAVER

307.630.5161 jim@cheyennehomes.com
1660 DELL RANGE BLVD, CHEYENNE, WYOMING

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