

3823 CHEYENNE ST. CHEYENNE, WY

COMMERCIAL INDUSTRIAL WAREHOUSE



UNITS A-D OFFERED FOR LEASE AT \$13.00/SF NNN.



1.04
TOTAL ACRES



10,000
TOTAL SF



INDUSTRIAL
WAREHOUSE



6
OVERHEAD DOORS



NORTH CHEYENNE
LOCATION



ON-SITE
PARKING

COMMERCIAL OPPORTUNITY

3823 Cheyenne Street offers a standalone $\pm 10,000$ SF commercial industrial/flex warehouse available for lease with flexible demising options of approximately $\pm 3,750$ SF, $\pm 6,250$ SF, or the full building. The property features six overhead doors, a mix of office space and mezzanine storage, multiple restrooms, floor drains, and warehouse sinks to support a variety of industrial and service-oriented uses.

A dedicated paved parking lot provides easy access and circulation for employees, customers, and light industrial traffic. Well-suited for contractors, trade users, light manufacturing, distribution, or general flex users. Offered at \$13.00/SF NNN.



255 Storey Blvd., Cheyenne, WY
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AREA OVERVIEW

CHEYENNE, WYOMING



STRATEGIC LOCATION WITH EASY ACCESS

Centrally located in Cheyenne with quick access to I-25 and I-80, connecting businesses to regional markets across Wyoming, Colorado, and the Rocky Mountain West.



A STRONG & GROWING ECONOMY

As Wyoming's capital and largest city, Cheyenne serves as a regional hub for government, healthcare, retail, education and logistics. A pro-business climate, affordable operating costs, and a skilled workforce continue to drive steady economic growth.



BUILT FOR BUSINESS & INDUSTRY

Cheyenne offers the infrastructure and resources businesses need to succeed:

- Robust transportation network with rail, highway, and air services;
- Industrial parks and shovel-ready sites;
- Reliable utilities and broadband;
- Supportive local leadership and business partners.

An ideal environment for industrial, distribution, and service-oriented operations.



CENTRAL CHEYENNE LOCATION WITH INTERSTATE ACCESS



DOWNTOWN CHEYENNE



RAIL & FREIGHT ACCESS



CHEYENNE AIRPORT



REGIONAL CONNECTIVITY

MARKET MOMENTUM



REGIONAL HUB

Cheyenne is the commercial, educational and healthcare hub for SE Wyoming and surrounding areas.



STEADY GROWTH

Population and employment growth continue to support expanding business and industrial demand.



BUSINESS FRIENDLY

Low taxes, low costs, and a supportive community make Cheyenne a smart choice for businesses of all sizes.