

±15,000 SF HEAVY INDUSTRIAL WAREHOUSE
\$17.00/SF BASE RENT + NNN

FOR LEASE

1411 MCKINNEY DRIVE

CHEYENNE, WYOMING

// PRESENTED BY

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**COLDWELL BANKER
COMMERCIAL**

THE PROPERTY
EXCHANGE



**THE
GRAHAM
GROUP**

AVAILABLE NOW

PROPERTY HIGHLIGHTS

Located in North Range Business Park, this brand-new 15,000 SF heavy industrial warehouse is designed for high-performance manufacturing, logistics, and industrial operations. As part of North Range Business Park, tenants benefit from a well-planned industrial hub with access to major transportation routes and a thriving business community. Positioned with direct access to I-25 and I-80, the property benefits from corporate neighbors, city services, and a skilled workforce, making it an ideal location for companies seeking efficiency and growth.

BUILDING SIZE	14,900 SF
SITE ACREAGE	±11.55 Acres
ZONING	PUD (Heavy Industrial)
CONSTRUCTION TYPE	Pre-Engineered Metal Building
OFFICE	1 Office
CLEAR HEIGHT	±30'
LOADING DOCKS	Two (2) - 9'x12'
GRADE-LEVEL LOADING	Two (2) - 20'x16' & 14'x14'
PARKING	50+ Spaces
SLAB ON GRADE	6" reinforced concrete
SPRINKLERS	None
POWER	480 amps total ; 3-Phase
YARD	Yard or Parking on site



FRONT



LOADING

NORTH RANGE BUSINESS PARK

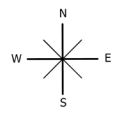


The Cheyenne-Laramie County Corporation
for Economic Development

North Range Business Park
One Depot Square, 121 W. 15th St., Suite 304
Cheyenne, WY 82001 (307) 638-6000
Cheyenneleads.org

All Available Lots are Zoned Light Industrial

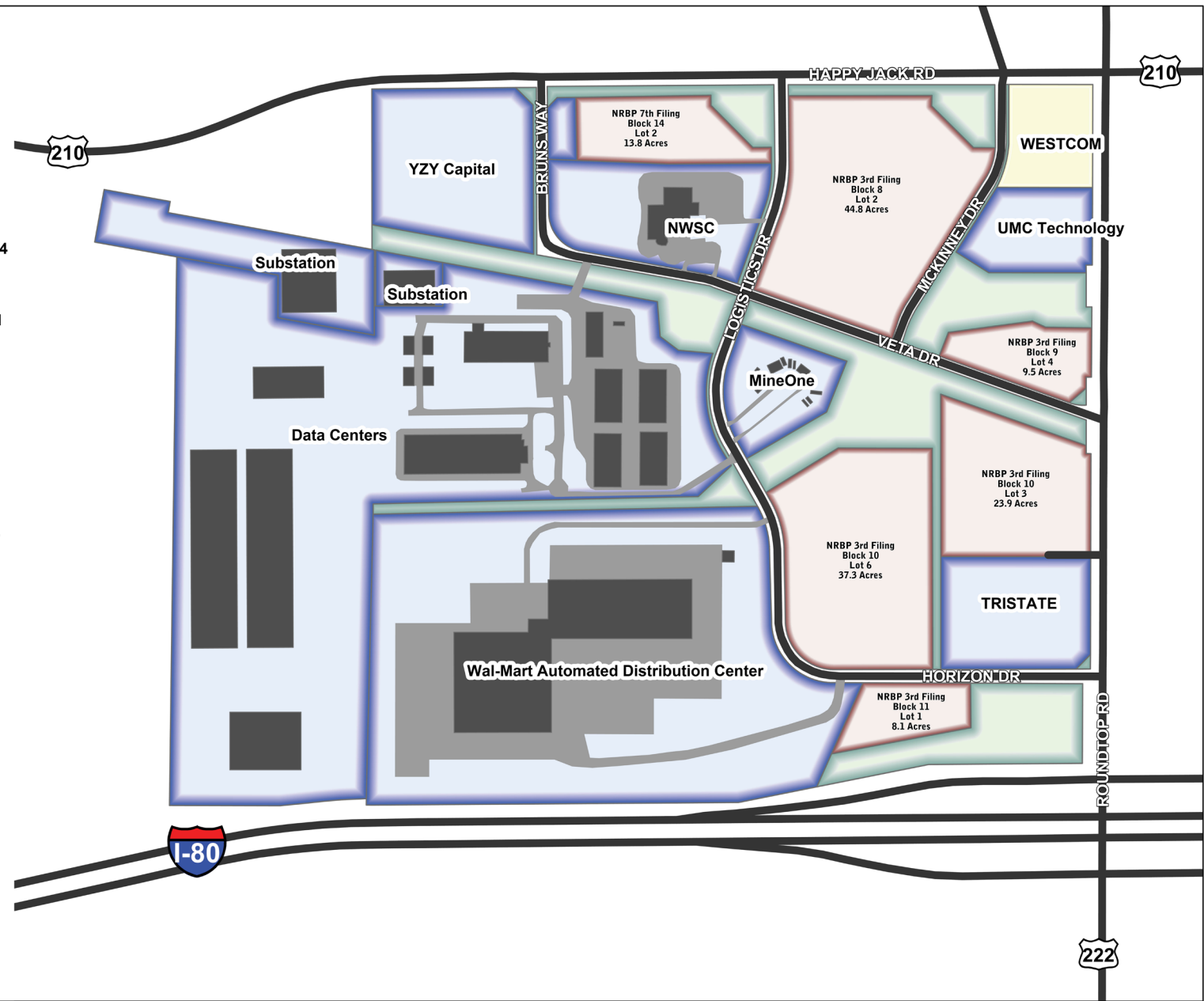
- NORTH RANGE BUSINESS PARK
- LEADS AVAILABLE LOTS
 - OCCUPIED LOTS
 - COMMERCIAL DEVELOPMENT
 - OPEN SPACE



0.25 Miles



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WAREHOUSE



WAREHOUSE

1411 MCKINNEY DRIVE

NORTH RANGE BUSINESS PARK



EXTERIOR





VETA DRIVE

MCKINNEY DRIVE



ROUND TOP ROAD

VETA DRIVE



HAPPY JACK ROAD

MCKINNEY DRIVE

ROUND TOP ROAD

NORTH RANGE BUSINESS PARK

#1

Business-Friendly Tax
Climate in the Nation
5 Years Running

14

Minute Average
Commute Time

183K

Laborshed



30+ MILES
trails & bikeways

30+ PARKS
& recreation areas

3 SCENIC AREAS
within 30 minutes
Pole Mountain, Vedauwoo,
& Curt Gowdy State Park

Why Cheyenne?

Business Thrives Here

With the nation's "Most Business-Friendly Tax Climate" five years running, plus outstanding transportation options, top-ranked broadband connectivity, well-funded public education, safe neighborhoods, and abundant outdoor space and recreation opportunities, Wyoming businesses and people thrive.

F. E. Warren Air Force Base

Is the oldest continuously active military installation within the Air Force and is one of three strategic-missile bases in the U.S.



9,700

personnel, civil service and dependents



Cheyenne Frontier Days

Since 1897, Cheyenne has celebrated its Old West roots with this eye-popping festival. The center piece of this Western celebration is the world's largest outdoor rodeo. Other events include a carnival, air show, top-name entertainment, professional bull riding shows and several parades. This event draws nearly 200,000 annually.

Education

Wyoming's commitment to education offers one of the highest high school graduation rates in the United States.



5,389

Student Enrollment



14,164

Student Enrollment

Source: cheyenneleads.org, warren.af.mil & googlemaps.com



Location of Choice

Cheyenne has a transportation triple play with the intersections of I-80 and I-25, two major railroads, and Denver International Airport (DIA) just 90 minutes away.

HEADQUARTER LOCATIONS



Cheyenne Regional Airport

Daily flights and free parking to and from Denver International Airport (DIA)



55 Minute Flight

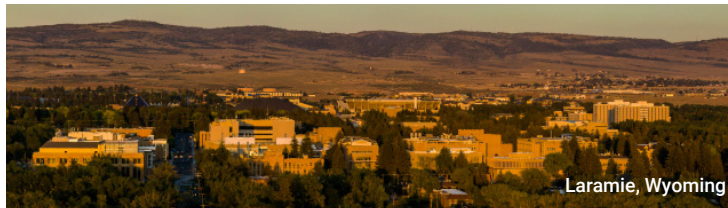
Drive Times

Fort Collins	45 Minutes
Laramie	50 Minutes
DIA	97 Minutes

Why Wyoming?

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.

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



Laramie, Wyoming

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

 ±12,000 Student Population	 8 Community Colleges	 9 Commercial Airports	 2 Class One Railroads
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Rocky Mountain Location

- The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.
- Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to and from communities statewide.

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



2 NATIONAL PARKS

**5 NATIONAL
FORESTS**

12 STATE PARKS

and countless acres of
public land to hunt, fish,
bike, hike, and climb.

State Population
580,435

Income Tax
0

Sales Tax
4%

Unemployment Rate
2.9%

9th Largest State
97,914
Square Miles

Wyoming



