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## **HEAVY INDUSTRIAL & MANUFACTURING PARK**

*NORTH RANGE BUSINESS PARK - CHEYENNE, WY*



**THE  
GRAHAM  
GROUP**



**COLDWELL BANKER  
COMMERCIAL**

**THE PROPERTY  
EXCHANGE**

# **BTS FOR LEASE OR SALE**

**±38,000 - ±256,000 SF**

## **INDUSTRIAL/MANUFACTURING WAREHOUSE**

### **FLEXIBLE WAREHOUSE SIZES**

### **CALL FOR PRICING**

# PROJECT FEATURES

The North Range Business Park in Cheyenne, WY, is strategically located at the crossroads of Interstates 80 and 25, with its own interchange for easy access. It hosts major facilities like Wal-Mart's automated distribution center and Microsoft Data Center. The park offers a business-friendly environment with no corporate state income tax, personal state income tax, or value-added tax, making it an attractive location for business growth.

This flexible North Range Business Park property can be developed to suit a variety of medium to large-scale industrial and manufacturing businesses. The shovel-ready, 23.8-acre can be developed as-is to easily fit a large-scale user and 250,000+ SF facility (as shown in Option #1 on the Page 3). The lot may be subdivided down to a minimum of 5 acre lots to fit medium-scale users and facilities in the 40,000+ SF range (as shown in Option #2 on Page 4). Options between 5 and 23.8 acre lots are also available. Each property may be built to suit for lease or sale depending on user's needs.

## PROJECT FEATURES



Flexible Building Sizes



Regional Stormwater Detention Available



PUD allows for Heavy Industrial & Manufacturing Uses



Annexed into City of Cheyenne



3 Miles from Interstate-80



For Sale or For Lease

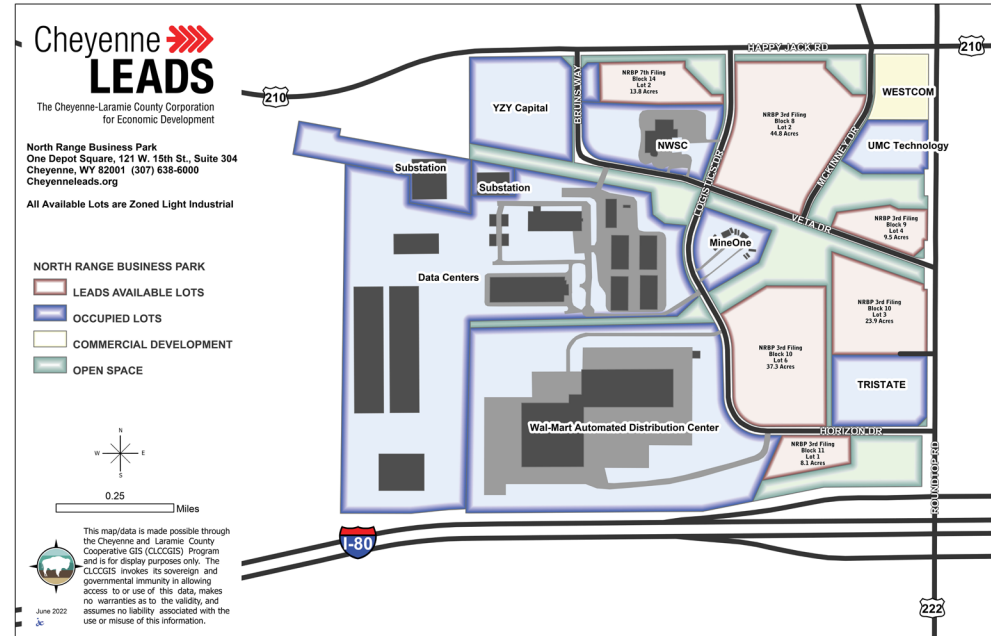


Shovel-Ready Site



Industrial BTS

## CORPORATE NEIGHBORS



# CONCEPT OPTION #1



**WINTERS GRIFFITH**  
ARCHITECTS

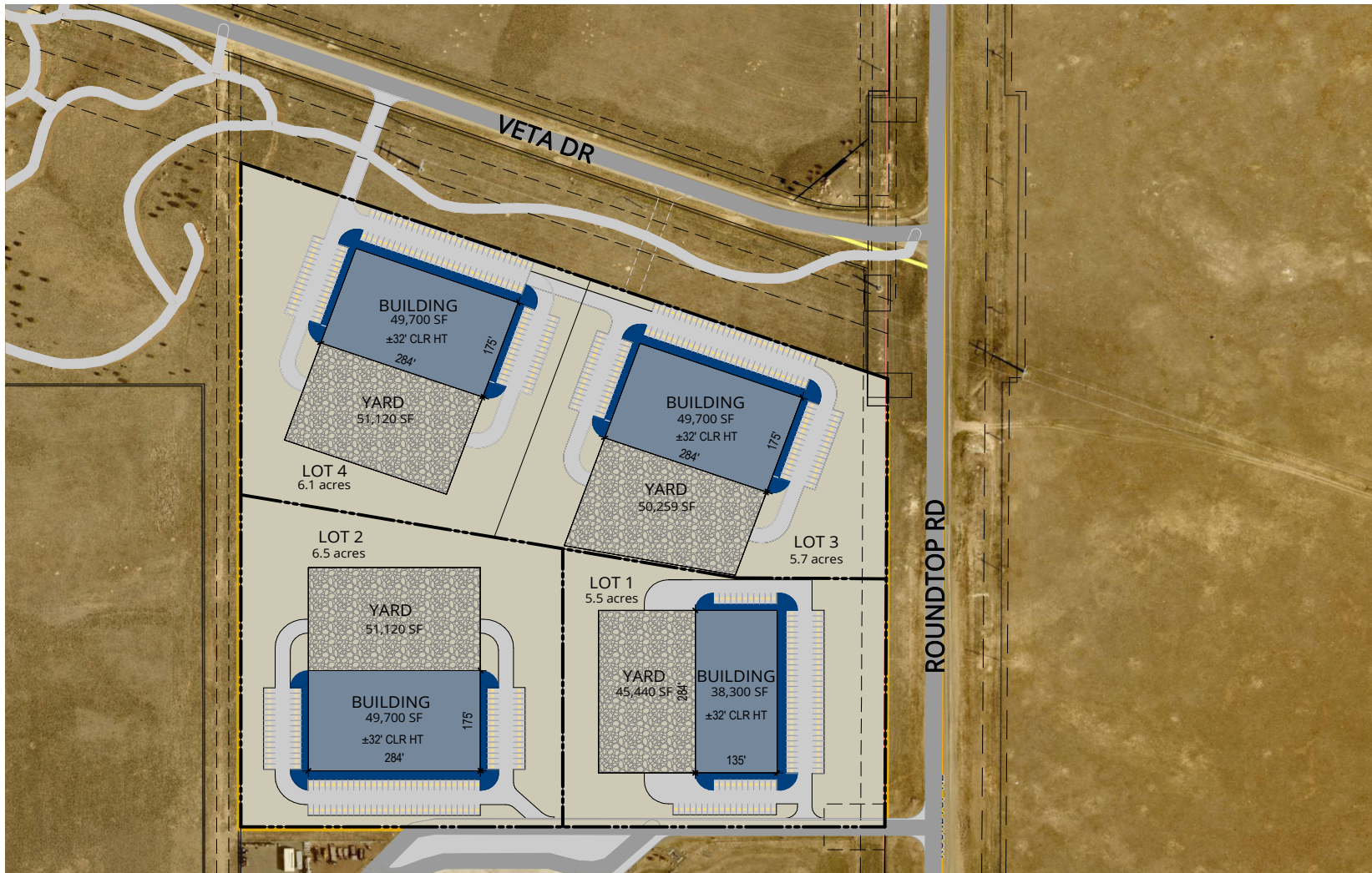
211 E 19TH STREET, CHEYENNE, WY 82001 | 307.632.2705 | ©2024

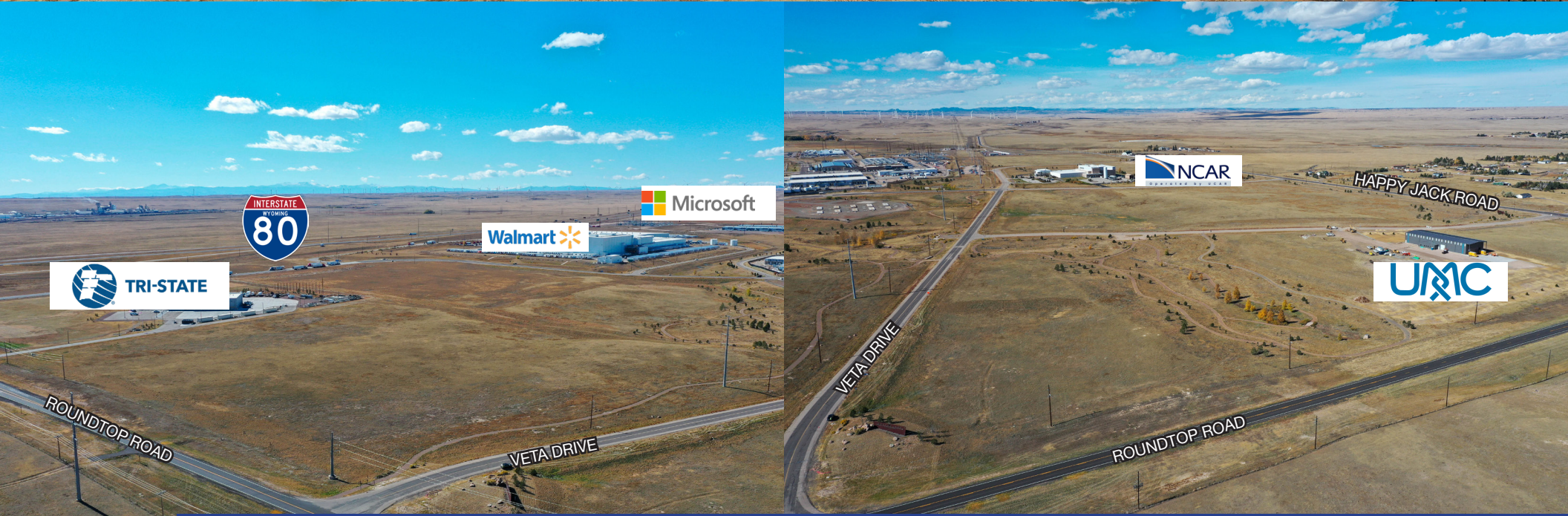


**FREEHOUSE CAPITAL  
PARTNERS**

**SITE CONCEPT OPTION 3**  
NRBP DEVELOPMENT  
ROUNDTOP RD & VETA DR

# CONCEPT OPTION #2





# NORTH RANGE BUSINESS PARK



# #1

Business-Friendly Tax Climate in the Nation 5 Years Running

# 14

Minute Average Commute Time

# 183K

Laborshed

## 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.



U.S. AIR FORCE

### 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.



LARAMIE COUNTY COMMUNITY COLLEGE

### 5,389

Student Enrollment



LARAMIE COUNTY SCHOOL DISTRICT 1

### 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 |



30+ MILES trails & bikeways

30+ PARKS & recreation areas

3 SCENIC AREAS within 30 minutes

Pole Mountain, Vedauwoo, & Curt Gowdy State Park

# 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.

|   |   |  |  |
|---|---|--|--|
| <br><b>±12,000</b><br>Student Population | <br><b>8</b><br>Community Colleges | <br><b>9</b><br>Commercial Airports | <br><b>2</b><br>Class One Railroads |
|---|---|--|--|

## 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**





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