

119 ROAD 2AB

CODY, WYOMING



*This offering includes only the real estate
Property located at 119 Road 2AB, Cody, Wyoming,
not the adjacent property.

*Property lines are approximate
and for reference only

**BERKSHIRE
HATHAWAY**
HOMESERVICES
BROKERAGE WEST, INC.
REAL ESTATE



Rare opportunity to acquire a versatile manufacturing warehouse north of Cody, Wyoming. Situated on 6.59± acres, within Park County, Wyoming's Heavy Industrial Zoning District, this property offers a facility designed for efficient high-tech operations. The improvements include a durable steel and masonry constructed building (11,536 SF) which houses manufacturing space (8,475 SF) with high-clearance production area (35' sidewalls), a dedicated loading dock (2,074 SF) area with two 8' x 8' roll-up doors, climate-controlled HVAC with air recirculation and full fire suppression. The property is ideally suited for manufacturing, distribution, fabrication, or industrial service operations. With 3.89± acres of usable land and infrastructure already in place, the property offers immediate functionality and future operational flexibility.

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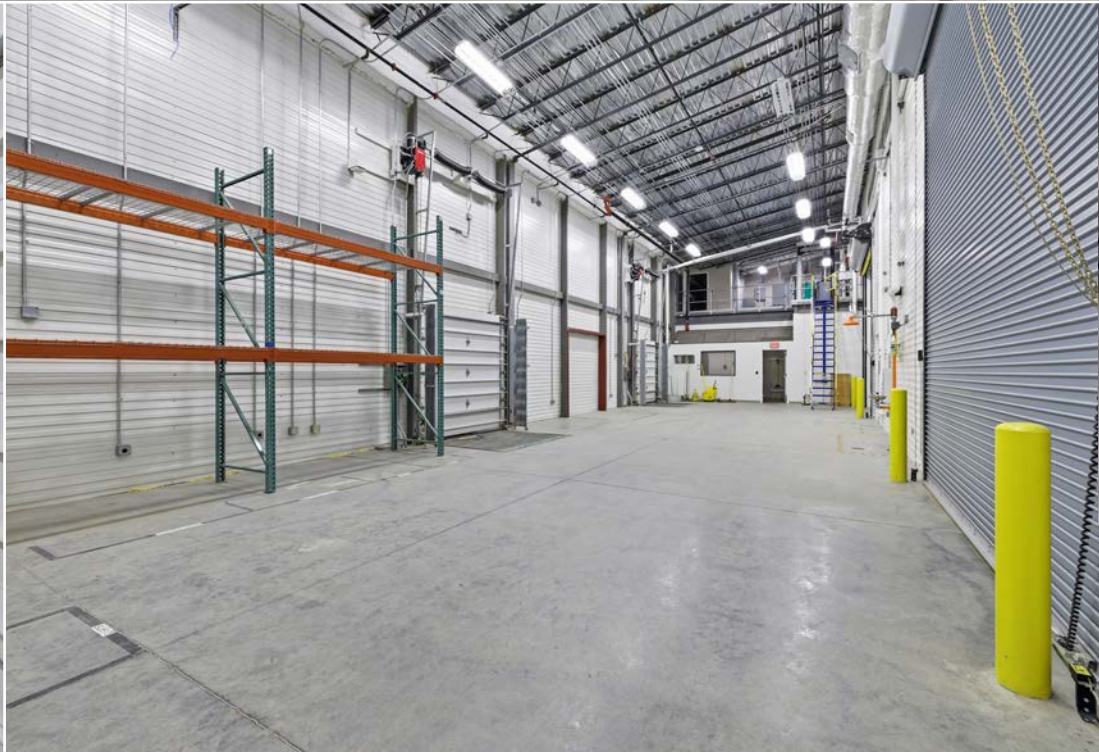
Mezzanine Area 536 SF

Location of IT network/security/mechanical



Manufacturing Area 8,475 SF







View from Mezzanine

Loading Dock Area 2,074 SF

Steel frame construction with steel roof and exterior siding. Two exterior roll-up doors (8'x8').



Office

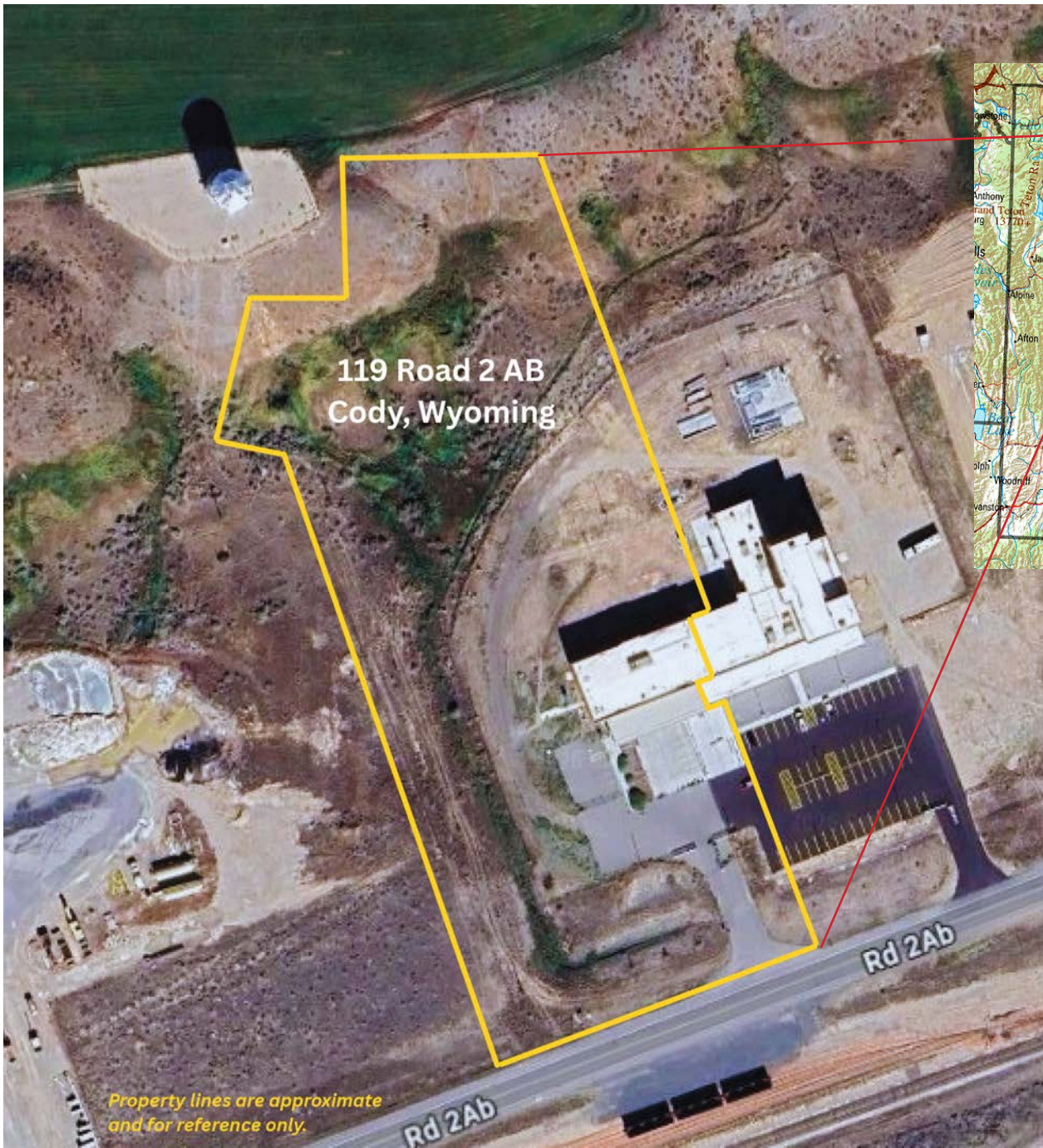


Office/Hallway

Fire Pump Room



Cummins Generator



119 Road 2 AB
Cody, Wyoming

Property lines are approximate
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- 52 Miles to Yellowstone National Park
- 6 Miles to Cody Airport
- 104 Miles to Billings, MT

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PROPERTY FEATURES/IMPROVEMENTS

ADDRESS: 119 Road 2AB, Cody, Wyoming

OWNER: Forward Cody Wyoming, Inc.

LEGAL DESCRIPTION: Lot 1, North Cody Industrial Park
Minor Subdivision #1
Park County, Wyoming

PARCEL SIZE: 6.59 Acres +/- (Total) or 287,060 SF
3.89 Acres +/- (Net/Usable) or 169,448 SF

TOPOGRAPHY: Level (South) to Sloping (North)

ZONING: Park County (Hi-Heavy Industrial)

**PRESENT USE/
IMPROVEMENTS:** Light Manufacturing Building
11,536 SF Total

BUILDING CLASS: Class C Masonry Block and Class S-Steel

HVAC SYSTEM: Roof Mounted; Climate Controlled with
Air Recirculation System

FIRE SUPPRESSION: Full Fire Suppression System

SITE IMPROVEMENTS: Asphalt and Concrete Parking Area - 16,945 SF +/-
Chain Link Fence w/Security Gate - 750' +/-

**ADDITIONAL
INFORMATION:** Set-up for Compressed Air System

Manufacturing Area – 8,475 SF

Exterior: Block/Metal
35' Sidewalls in Manufacturing Area
24' Sidewalls in Loading Dock Area

Roof: Rolled Membrane (Main Area)
Metal (Dock Area)

Foundation: Concrete Pad

Interior Walls: Metal (Primary); Drywall (Partial)

Interior Ceiling: Metal

Doors: Two Roll-up Doors Between Dock
and Manufacturing Areas

Loading Dock Area – 2,074 SF

Construction: Steel Frame with Steel Roof
and Exterior Siding

Doors: Two Exterior Roll-up (8' x 8')

Additional Rooms - 450 SF:

Restrooms: One (Drywall, Tile)

Office: Single Room

Fire Pump Room: Outside Entrance

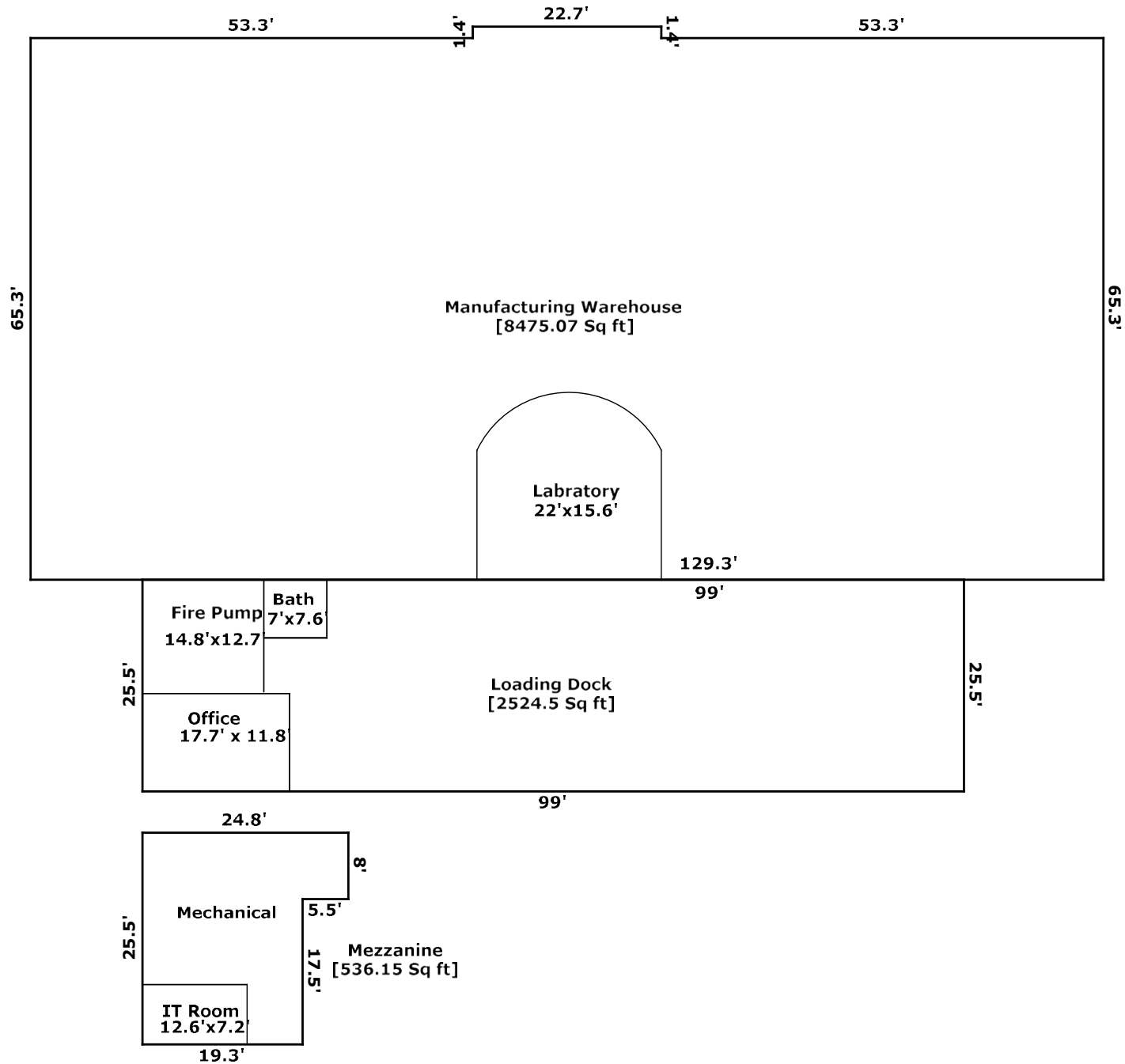
Mezzanine Area - 536 SF

Location of IT Network/Security/Electrical/Mechanical

REAL ESTATE TAXES: \$11,557.16 (2025)

OFFER PRICE: \$3,200,000.00 (USD)

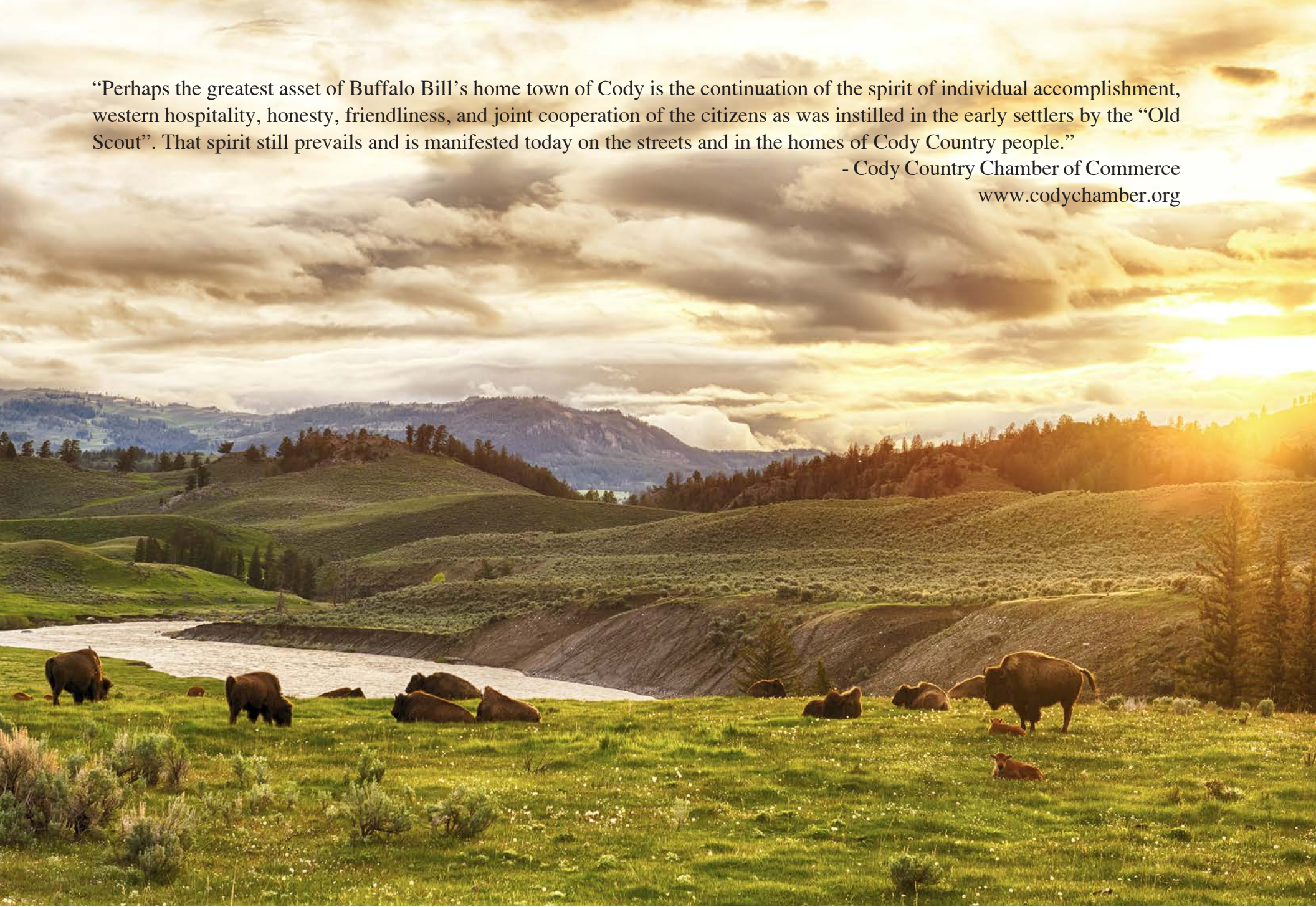
PROPERTY FLOORPLAN/ROOM DIMENSIONS



“Perhaps the greatest asset of Buffalo Bill’s home town of Cody is the continuation of the spirit of individual accomplishment, western hospitality, honesty, friendliness, and joint cooperation of the citizens as was instilled in the early settlers by the “Old Scout”. That spirit still prevails and is manifested today on the streets and in the homes of Cody Country people.”

- Cody Country Chamber of Commerce

www.codychamber.org



CODY + WYOMING

A quiet and unique community, Cody offers a true mix of rich western culture and modern sophistication, unmatched by any other small town in America. Also rich in history, Cody is located near the East Gate of our country's first national park, Yellowstone. Deemed a "World-class tourism destination" – according to the Cody Country Chamber of Commerce – Cody's thriving economy can be attributed to the million or so tourists that travel through each year in search of the ultimate western experience: abundant outdoor recreation, unmatched scenery, diverse wildlife, and the adventure of a lifetime.

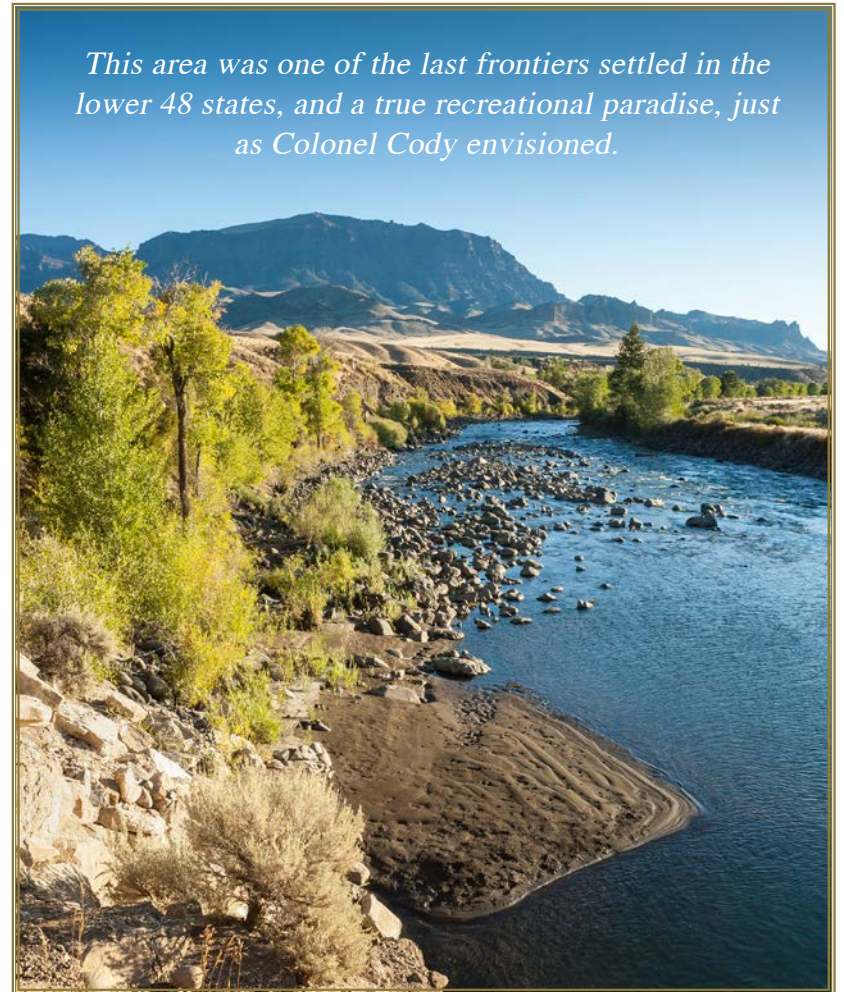
As a popular stop for millions of travelers on the way to and from Yellowstone, visitors to Cody will undoubtedly stroll through the vibrant downtown shops, restaurants, and galleries along Sheridan Avenue.

Main attractions for Cody visitors include the nationally recognized five museum complex, The Buffalo Bill Center of the West [a nationally recognized five-museum-in-one complex, is one of the main attractions for Cody visitors], The Buffalo Bill Dam and Visitor's Center, The Cody Nite Rodeo, 4th of July Cody Stampede, Old Trail Town, The Irma Hotel, Cody Trolley Tours, and the Wild Horses of the McCullough Peaks.

Cody is the "Hub" of the Big Horn Basin:

- Just under 35,000 residents call the Big Horn Basin home
- High quality of life and adequate, affordable housing
- Centralized location for dining & shopping, world-class regional medical care, arts & culture
- 25 Minutes from Northwest Community College in Powell
- 2 Hours from Billings, Montana
- Reliable, seasonal air service through Denver and Salt Lake City
- 22 city parks, a 105,000-square foot recreation center, skate park, biking/nature trails, indoor ice arena
- Abundant outdoor recreational opportunities: 2,000 miles fishing waters, hunting, hiking, rock climbing, biking, camping, golf, winter activities
- Minutes from public lands: 82% of the county is managed by the Shoshone National Forest, National Park Service and the Bureau of Land Management

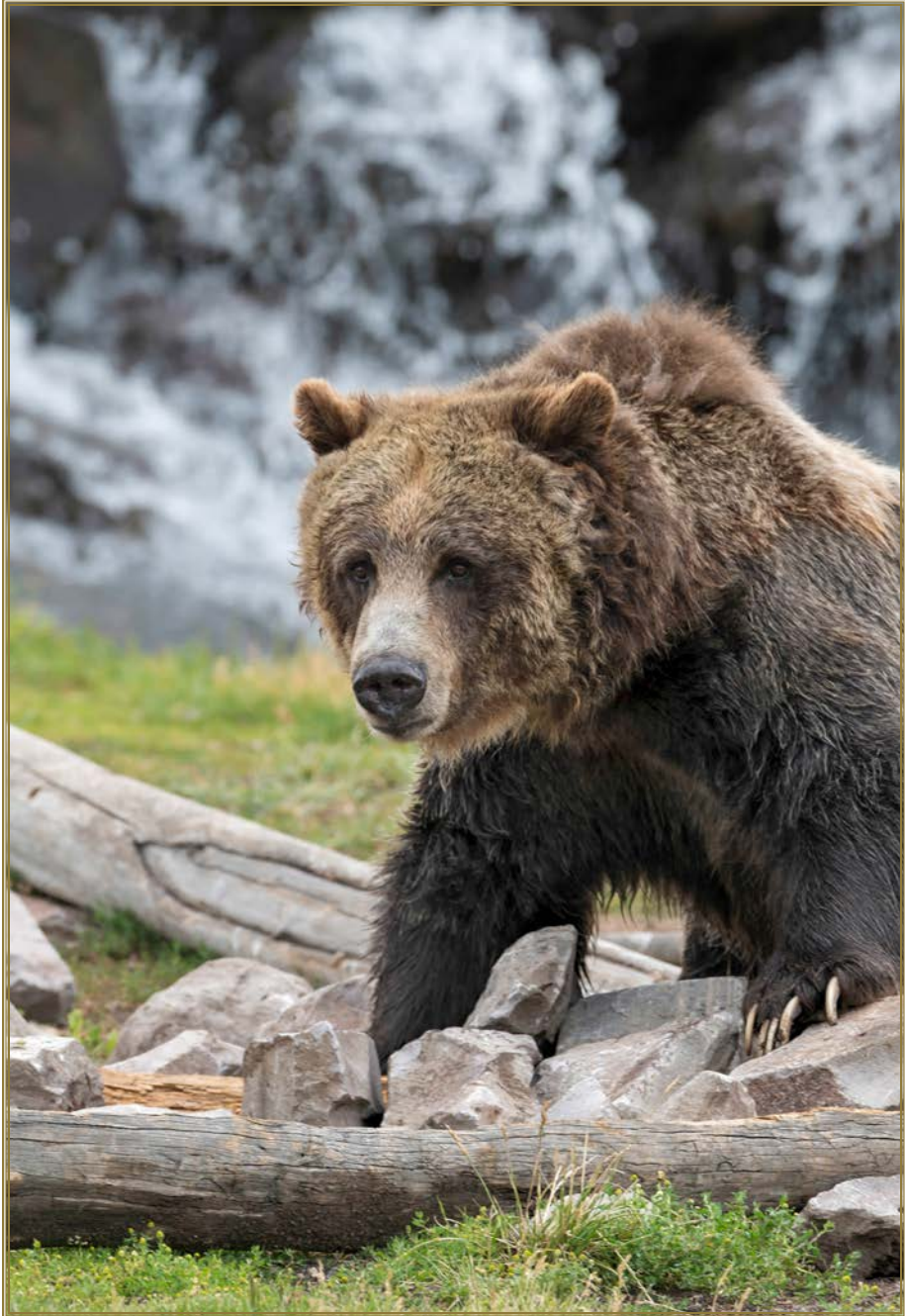
This area was one of the last frontiers settled in the lower 48 states, and a true recreational paradise, just as Colonel Cody envisioned.

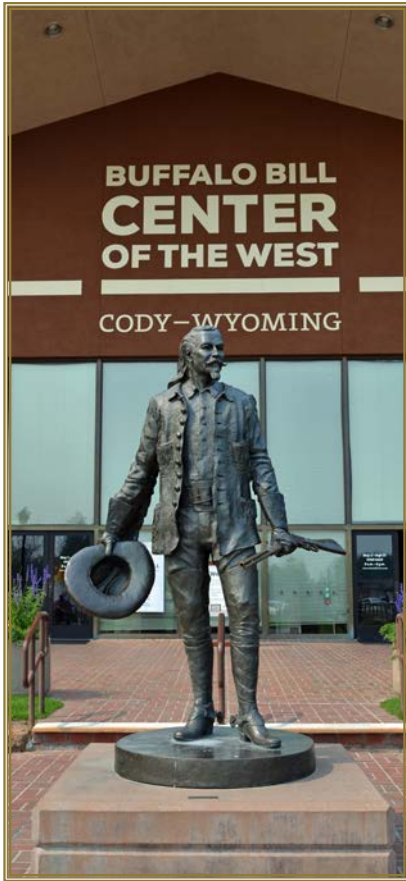




The entire region was driven by and is still heavily influenced by Buffalo Bill's vision. His regard for the wildlife, scenery, and the wonders of Yellowstone can be appreciated by all who visit Buffalo Bill's Cody/Yellowstone Country.

- CodyYellowstone.org





The legendary Colonel William F. “Buffalo Bill” Cody came to the West with the purpose of land development. The newly established community was aptly named after Cody in 1895. In 1902 the town was incorporated and Cody opened his “Hotel in the Rockies”, the Irma, named after his youngest daughter.

Cody had a clear vision of expansion and was instrumental in bringing the Burlington Railroad to the area and establishing a road from Cody to the east entrance of Yellowstone. Through his influence and support, the Buffalo Bill Reservoir and Dam were constructed (the highest dam in the world at the time). The result was the development of an irrigation system and ensured future agricultural success for the entire region.



[above] Cody Nite Rodeo - July 1st-August 31st. [below] Old Trail Town - Old frontier structures dating 1879-1900.





**BERKSHIRE
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