

**WAREHOUSE / DISTRIBUTION**  
**1938 WYOTT DR. CHEYENNE, WY.**

**FOR SALE**  
**OR LEASE**



#### PROPERTY OVERVIEW

SALE PRICE:	\$75.00 PSF
TOTAL SF:	150,00 SF
LEASE RATE:	\$5.50 NNN (Neg depending on TI's)
	Office Only: \$6.00/sf NNN
LOT SIZE:	20.0 Acres
GRADE LEVEL DOORS:	2+
DOCK HIGH DOORS:	2+
CEILING HEIGHT:	24.0 FT
YEAR BUILT:	1971
ZONING:	Industrial

#### PROPERTY DESCRIPTION

Fantastic warehouse/distribution center available for Lease at \$6.00/sf NNN. Located just off the intersection of I-25 & I-80 this Property provides the flexibility to accommodate tenants anywhere from 3,300 to 61,000 sf. Can provide virtually any users power needs with 227/480V 3 phase 2,500 AMP power available. Extensive yard available for outside storage & parking and drive around or drive through capability. All spaces will be condominiums and available For Lease or For Sale!

#### CALL FOR SALES PRICE OPTIONS AS BUILDING STANDS

#### PROPERTY HIGHLIGHTS

- Property located at the intersection of I-25 & I-80  
(Easy access from either interstate)
- Extensive power available  
(277/480V 3 phase 2,500 AMP)
- Excellent outside truck/auto parking
- 7 grade level doors and 2 dock high o/h doors
- Additional doors can be added as needed
- Located in Wyoming, a state income tax free location
- Office space can be allocated as needed by tenant or can be leased separately with remodel

**Ben Trautwein** | [bentrautwein@gmail.com](mailto:bentrautwein@gmail.com)

**Rob Graham** | [hrgraham@propertyex.com](mailto:hrgraham@propertyex.com)

**Coldwell Banker Commercial The Property Exchange**  
255 Storey Blvd. Cheyenne, WY 82009

**Direct** 307-432-7578

**Direct** 307-432-4599

**Main** 307-632-6481

**Cell** [307-286-7112](tel:307-286-7112)

**Cell** [307-214-6688](tel:307-214-6688)

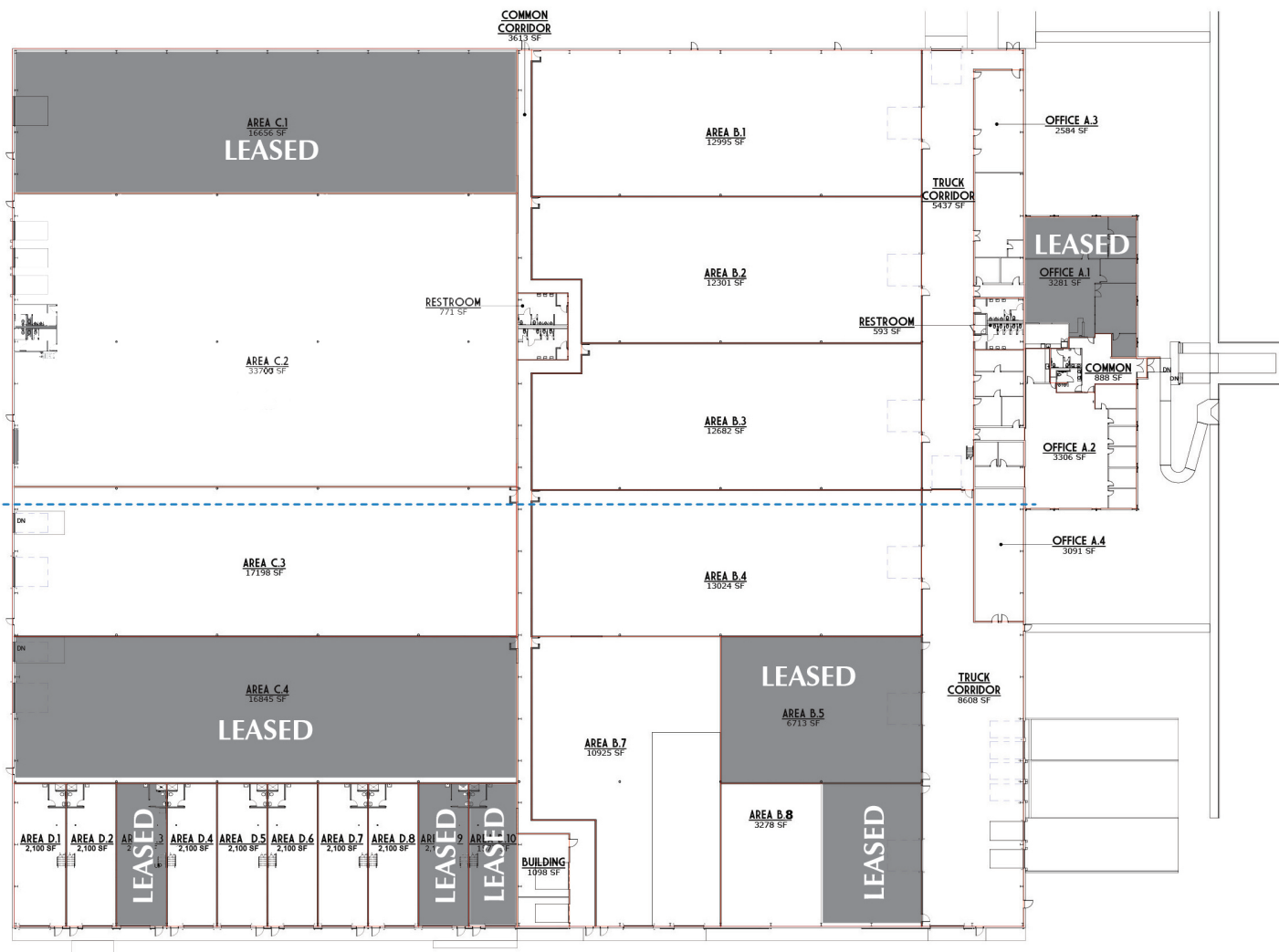
**Fax** 307-634-4843

**WyomingCommercialBrokers.com**

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

**WAREHOUSE / DISTRIBUTION**  
**1938 WYOTT DR. CHEYENNE, WY.**

**FOR SALE**  
**OR LEASE**



**Ben Trautwein** | [bentrautwein@gmail.com](mailto:bentrautwein@gmail.com)

**Rob Graham** | [hrgraham@propertyex.com](mailto:hrgraham@propertyex.com)

**Coldwell Banker Commercial The Property Exchange**  
255 Storey Blvd. Cheyenne, WY 82009

**Direct** 307-432-7578

**Direct** 307-432-4599

**Main** 307-632-6481

**Cell** [307-286-7112](tel:307-286-7112)

**Cell** [307-214-6688](tel:307-214-6688)

**Fax** 307-634-4843

**WyomingCommercialBrokers.com**

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.



**WAREHOUSE / DISTRIBUTION**  
**1938 WYOTT DR. CHEYENNE, WY.**

**FOR SALE**  
**OR LEASE**



**Ben Trautwein** | [bentrautwein@gmail.com](mailto:bentrautwein@gmail.com)

**Rob Graham** | [hrgraham@propertyex.com](mailto:hrgraham@propertyex.com)

**Coldwell Banker Commercial The Property Exchange**  
255 Storey Blvd. Cheyenne, WY 82009

**Direct** 307-432-7578

**Direct** 307-432-4599

**Main** 307-632-6481

**Cell** [307-286-7112](tel:307-286-7112)

**Cell** [307-214-6688](tel:307-214-6688)

**Fax** 307-634-4843

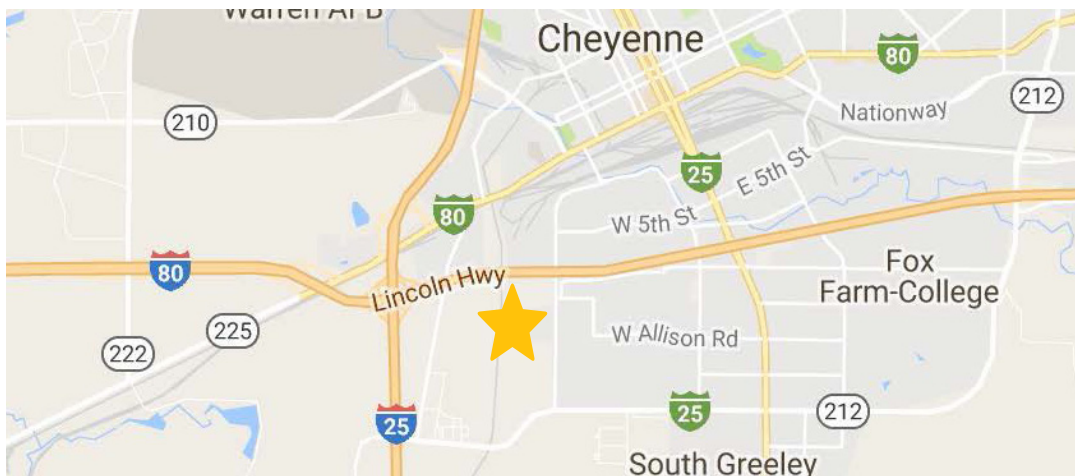
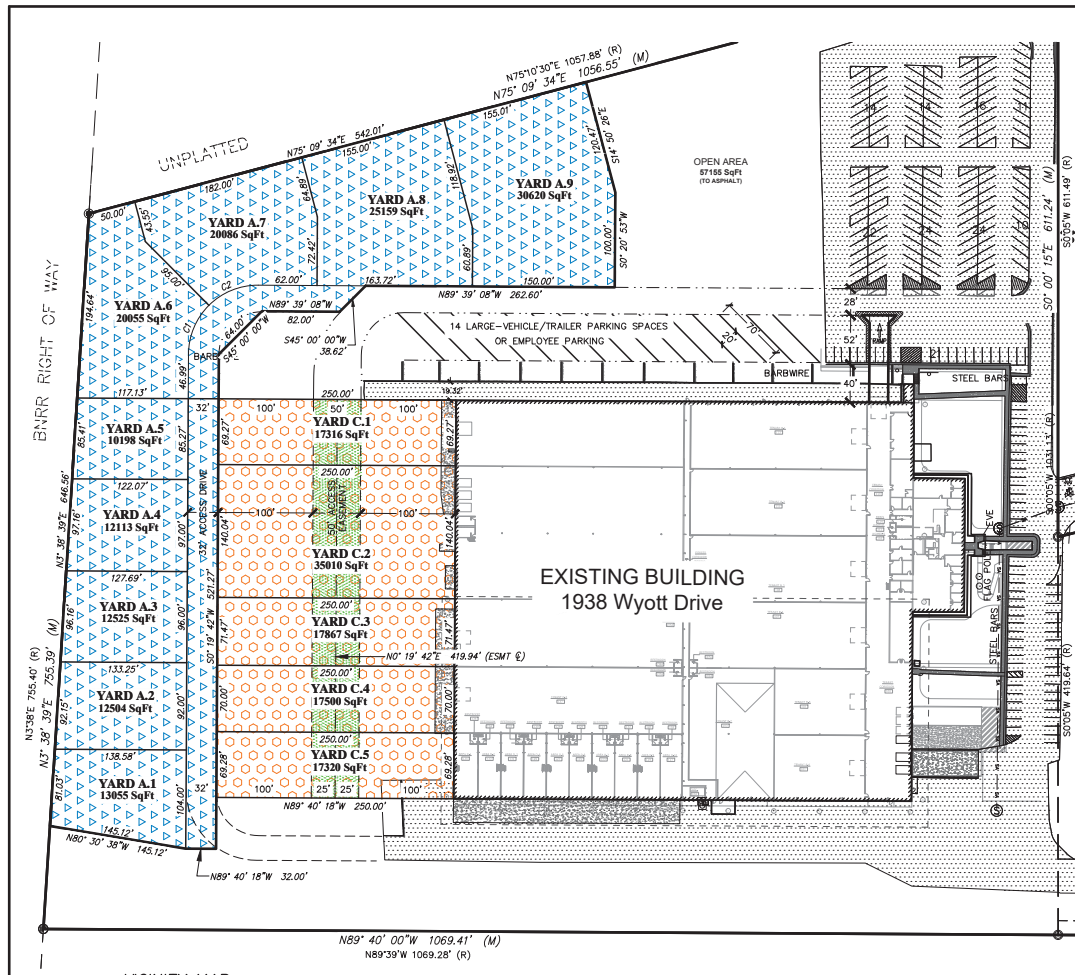
**WyomingCommercialBrokers.com**

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.



**WAREHOUSE / DISTRIBUTION**  
**1938 WYOTT DR. CHEYENNE, WY.**

**FOR SALE**  
**OR LEASE**



**Ben Trautwein** | [bentrautwein@gmail.com](mailto:bentrautwein@gmail.com)

**Rob Graham** | [hrgraham@propertyex.com](mailto:hrgraham@propertyex.com)

**Coldwell Banker Commercial The Property Exchange**  
 255 Storey Blvd. Cheyenne, WY 82009

**Direct** 307-432-7578

**Direct** 307-432-4599

**Main** 307-632-6481

**Cell** [307-286-7112](tel:307-286-7112)

**Cell** [307-214-6688](tel:307-214-6688)

**Fax** 307-634-4843

**WyomingCommercialBrokers.com**

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.