



waypoint  
REAL ESTATE

Available Space

16,706 SF

Lease Rate

\$12.00 / SF NNN

Zoning

PUD

*PRIME INDUSTRIAL/FITNESS/GYM LOCATION IN THE POINTE NEIGHBORHOOD*

- Professional office/warehouse with 4 private offices, welcoming lobby set up for custom proshop, restrooms with lockers, kitchenette and covered drive-through drop-off and pick-up area
  - 10' overhead garage door for equipment delivery
    - Building is sprinkled throughout
      - 33 parking spaces plus available street-side parking
        - Fully landscaped with automatic sprinkler and drip system

**6725 FAITH DRIVE  
CHEYENNE, WY 82009**

Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.





# BUILDING INFO

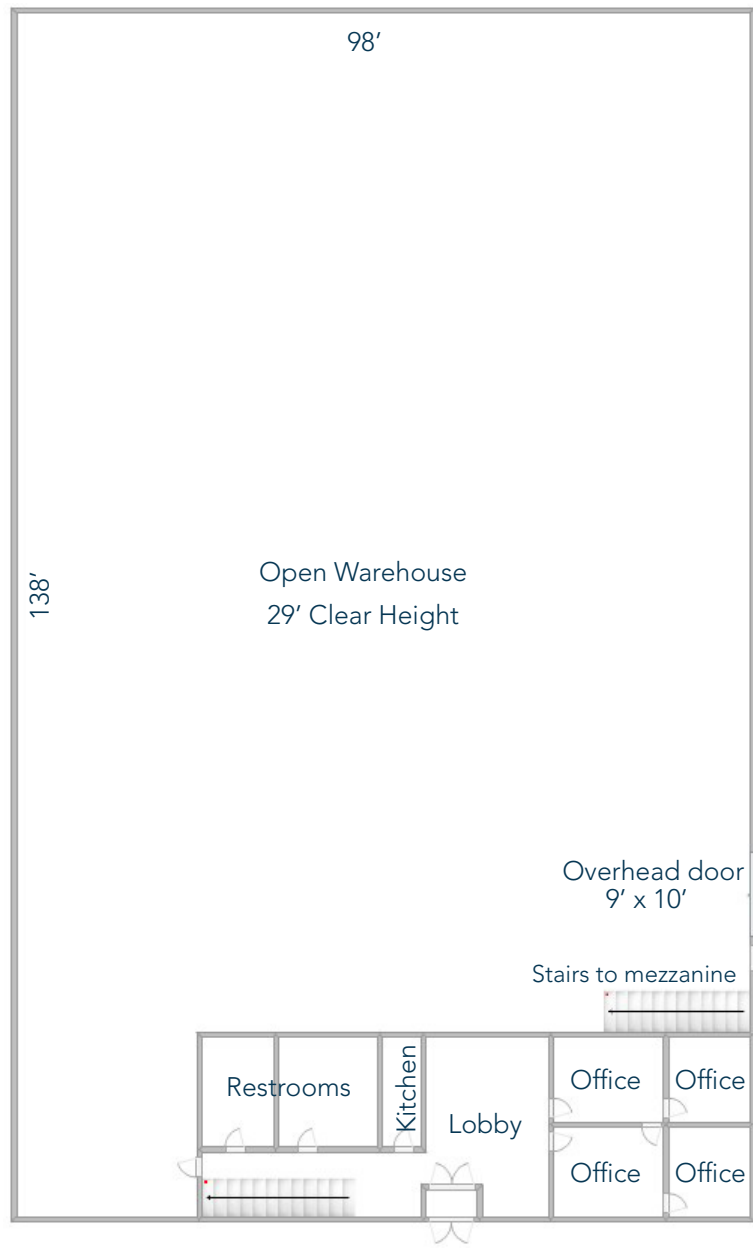
## Systems

Heating & Cooling HVAC Forced Air with A/C - (2) 15-ton units

Hot Water Supply Standard 30-gallon hot water heater



# FLOOR PLAN



# AREA MAP



JOSH GUERNSEY  
125 S Howes Street Suite 500  
Fort Collins, CO 80521  
970-632-5050

TANYA KELLER  
255 Storey Blvd  
Cheyenne, WY 82009  
307-287-8230





# PROPERTY LINE

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