



Space Available
9,907 SF

Lease Rate
\$16.50/SF NNN

NNN Rate
\$3.00/SF
Utilities not included. 2025 est.

LARGE INDUSTRIAL SPACE WITH DRIVE-THRU DOORS FOR LEASE

- Brand-new 9,907 SF industrial facility under construction.
- Optional second building available, built to suit.
- Strategic location just off I-25, ideal for a wide range of industrial uses.
- Part of the Cheyenne Logistics Hub: over \$80 million in existing infrastructure in the Rocky Mountain Region's most well-equipped industrial park.
- Direct road access north/south/east/west.
- Wyoming advantage: lowest corporate and property taxes in the region.
- Designed for efficiency: (6) 16' overhead doors, 24' clear height, and customizable layout.
- Anticipated completion date Spring 2026. Reserve now for tenant input during build-out.

Industrial for Lease

TBD
GRANITE PEAK DR
CHEYENNE, WY 82007

Prime Location in the
Rocky Mountain Region's
most well-equipped
logistics hub.







Front Elevation



Side Elevation



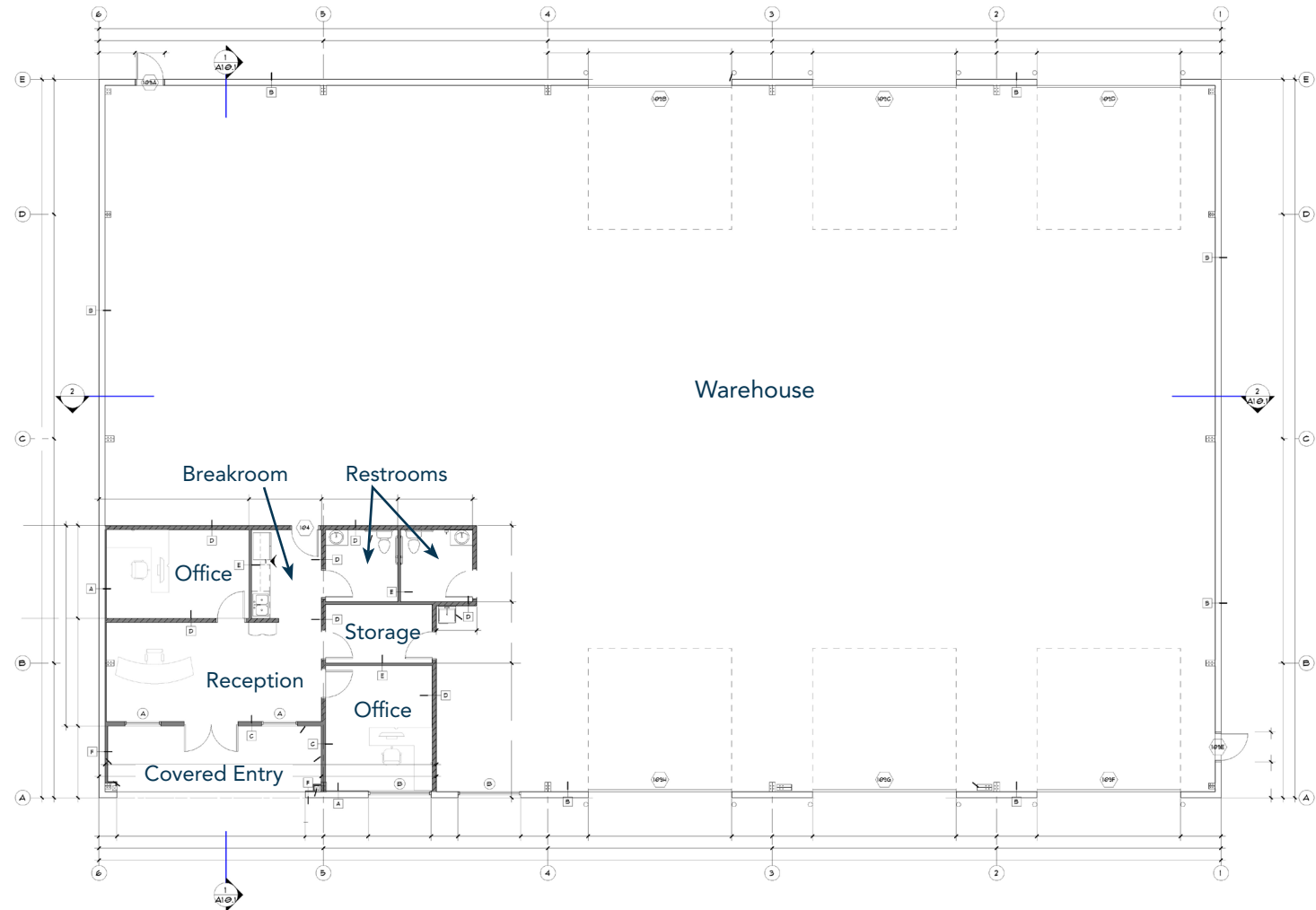
Side Elevation



Back Elevation

Property Specifications

- (6) overhead doors total: 16' x 16'
- Clear Height: Approximately 24'
- Power: 3 phase, 400 amps
- Yard Space: Approximately 0.5 acre
- Slab on Grade: 6" thick in warehouse space, 4" thick in office space
- Zoning: Light Industrial



AREA MAP



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