



Unit B:

6,237 SF

Lease Rate:

\$10.00/SF NNN*

**\$10 rate for as-is condition, dry storage*

\$12.00/SF NNN*

**\$12 rate includes plumbing installation/
addition of proposed restroom*

NNN Rate:

\$3.00/SF*

Utilities not included. 2025 est.

**2222 BENT AVE
UNIT B**

CHEYENNE, WY 82001

Lease As-Is or Redevelop

See as-is floorplan on page 3.
See conceptual rendering and
conceptual floorplan on page 2.

INDUSTRIAL SPACE IN THE HEART OF CHEYENNE'S WEST EDGE REVITALIZATION AREA

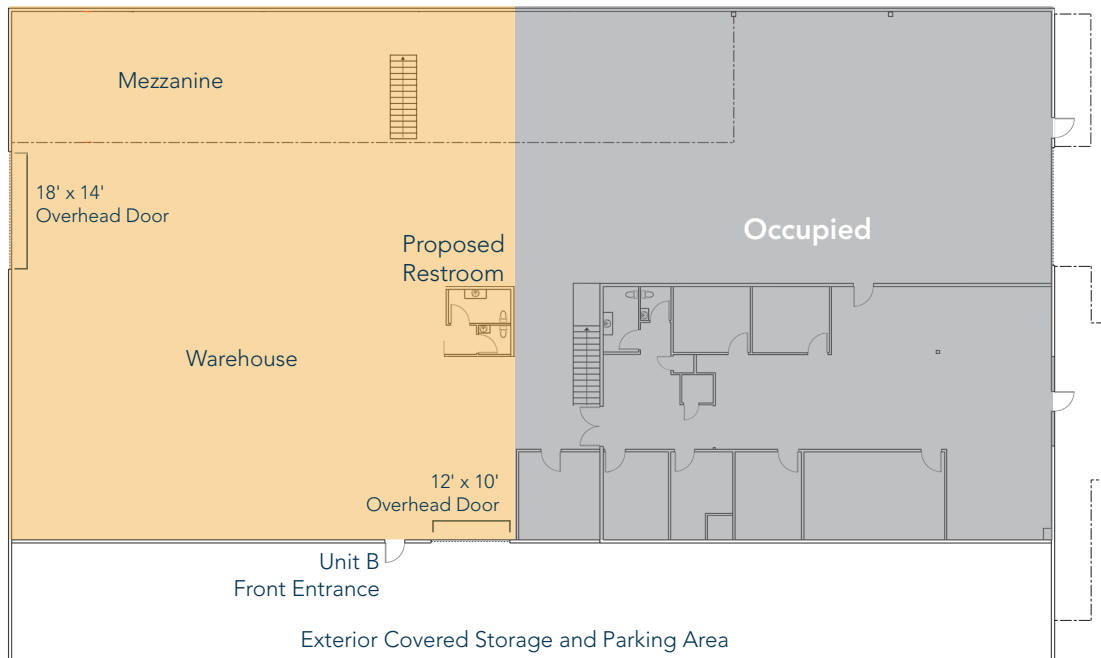
- Located in Cheyenne's emerging Reed Avenue Corridor — an infrastructure-ready district in the midst of city-backed revitalization, blending historic charm with modern utility to spark growth, connectivity, and long-term opportunity.
- Can be leased as-is (a 6,237 SF industrial dry storage warehouse) or redeveloped. Redevelopment option and potential uses shown on page 2.
- Prime location near Downtown Cheyenne on the city's historic West Edge — ideal for industrial, commercial, or mixed-use ventures.
- (1) 18' x 14' overhead door and (1) 12' x 10' overhead door.
- Building and monument signage available.
- Available as-is now.



AS-IS PROPERTY FEATURES

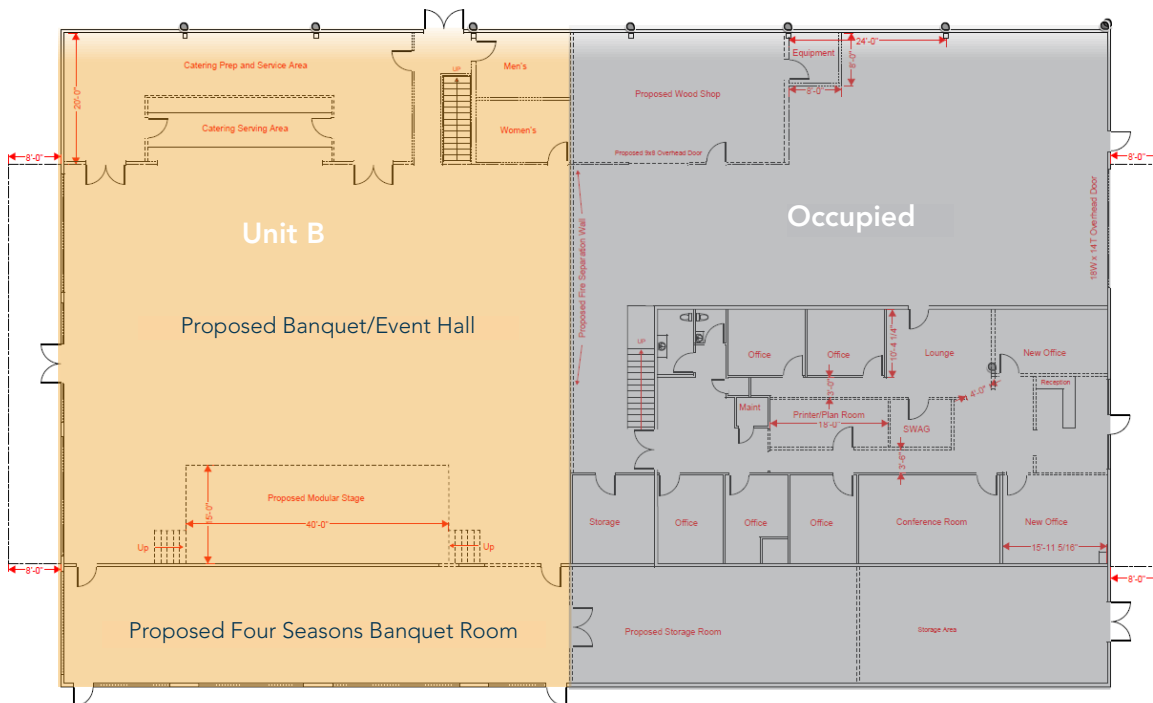
- Available Space: 6,237 SF
- Drive-In Doors: 2 (18'x14' & 12'x10')
- Parking: 10,000 SF
- Zoning: Industrial (I)

2222
Bent Ave
Unit B



CONCEPTUAL PROPERTY FEATURES

- Available Space: 6,237 SF
- Possible uses include event space, retail space, restaurant, brewery, etc.
- Parking: 10,000 SF
- Zoning: Reed Avenue Corridor
Project to revitalize the area.
- Lease rate determined upon finalized design. Contact broker for pricing and details.



PROPERTY PHOTOS



125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

DAVID KATZ, CCIM | JACK CHUNKO

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

AREA MAP



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