



FOR SALE OR FOR LEASE | INDUSTRIAL

# OFFICE WAREHOUSE/DISTRIBUTION FOR ROCKY MTN REGION

1938 Wyott Drive, Cheyenne, WY 82001



## SALE OVERVIEW

<b>SALE PRICE:</b>	\$2,950,000
<b>AVAILABLE SF:</b>	210,518 SF
<b>LEASE RATE:</b>	\$4.50 NNN PSF [Negotiable Depending On Tenant Improvements] Office Only Lease Rate Of \$12 PSF
<b>LOT SIZE:</b>	20 Acres
<b>GRADE LEVEL DOORS:</b>	2
<b>DOCK HIGH DOORS:</b>	2
<b>CEILING HEIGHT:</b>	24.0 FT
<b>YEAR BUILT:</b>	1971
<b>ZONING:</b>	Industrial

## PROPERTY DESCRIPTION

-Property located at the intersection of Interstate 25 and Interstate 80. (Easy access from either interstate)

-Office space can be allocated as needed by tenant or can be leased separately with remodel [\$12 PSF]

-Extensive power available [277/480V 3 phase 2,500AMP], excellent outside truck/auto parking,

-7 grade level doors and 2 dock high o/h doors [can be added as needed]

-Located in Wyoming, a state income tax free location

-Located adjacent to the 211,000 sf of office/warehouse are 3 individual light industrial lots available for sale or for lease

-View property video at:  
<https://www.youtube.com/watch?v=0ugulgvuS2s&feature=youtu.be>

\*ALSO FOR LEASE AT \$4.50 PSF NNN\*



### LARRY HAWE

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# 7 TOTAL SPACES AVAILABLE (CAN COMBINE)

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**Lease Rate:** \$4.50 SF/YR (NNN)

**Total Space** 10,000 - 50,000 SF

**Lease Type:** NNN

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
1938 Wyott Drive A1	Manufacturing	\$4.50 SF/YR	NNN	40,000 SF	Negotiable
1938 Wyott Drive A2	Manufacturing	\$4.50 SF/YR	NNN	10,000 SF	Negotiable
1938 Wyott Drive A3	Manufacturing	\$4.50 SF/YR	NNN	25,000 SF	Negotiable
1938 Wyott Drive A4	Manufacturing	\$4.50 SF/YR	NNN	25,000 SF	Negotiable
1938 Wyott Drive A5	Manufacturing	\$4.50 SF/YR	NNN	25,000 SF	Negotiable
1938 Wyott Drive A6	Manufacturing	\$4.50 SF/YR	NNN	25,000 SF	Negotiable
1938 Wyott Drive A7	Manufacturing	\$4.50 SF/YR	NNN	50,000 SF	Negotiable



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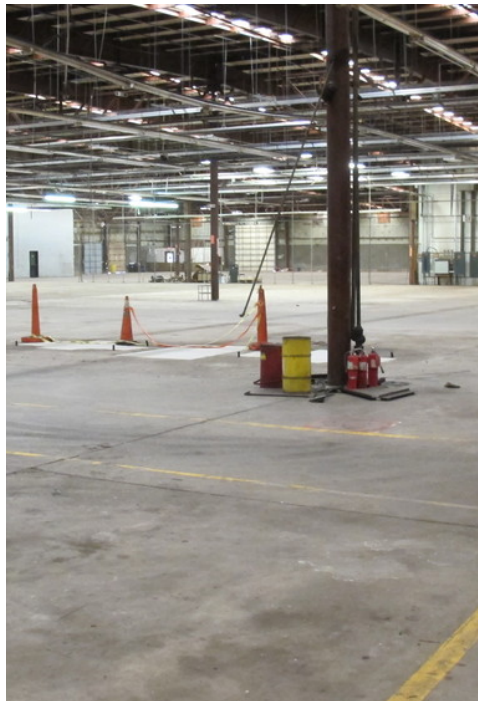
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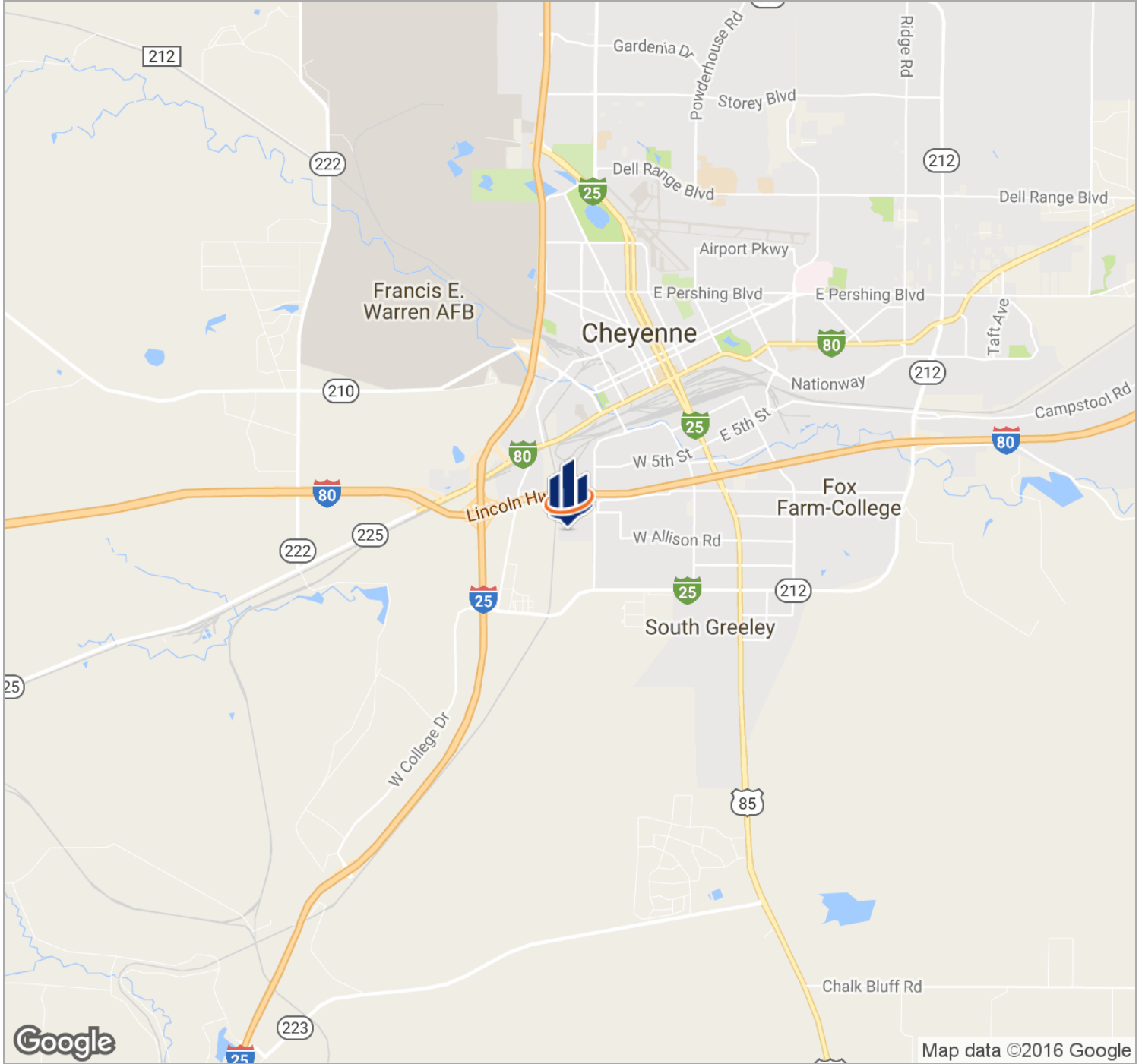
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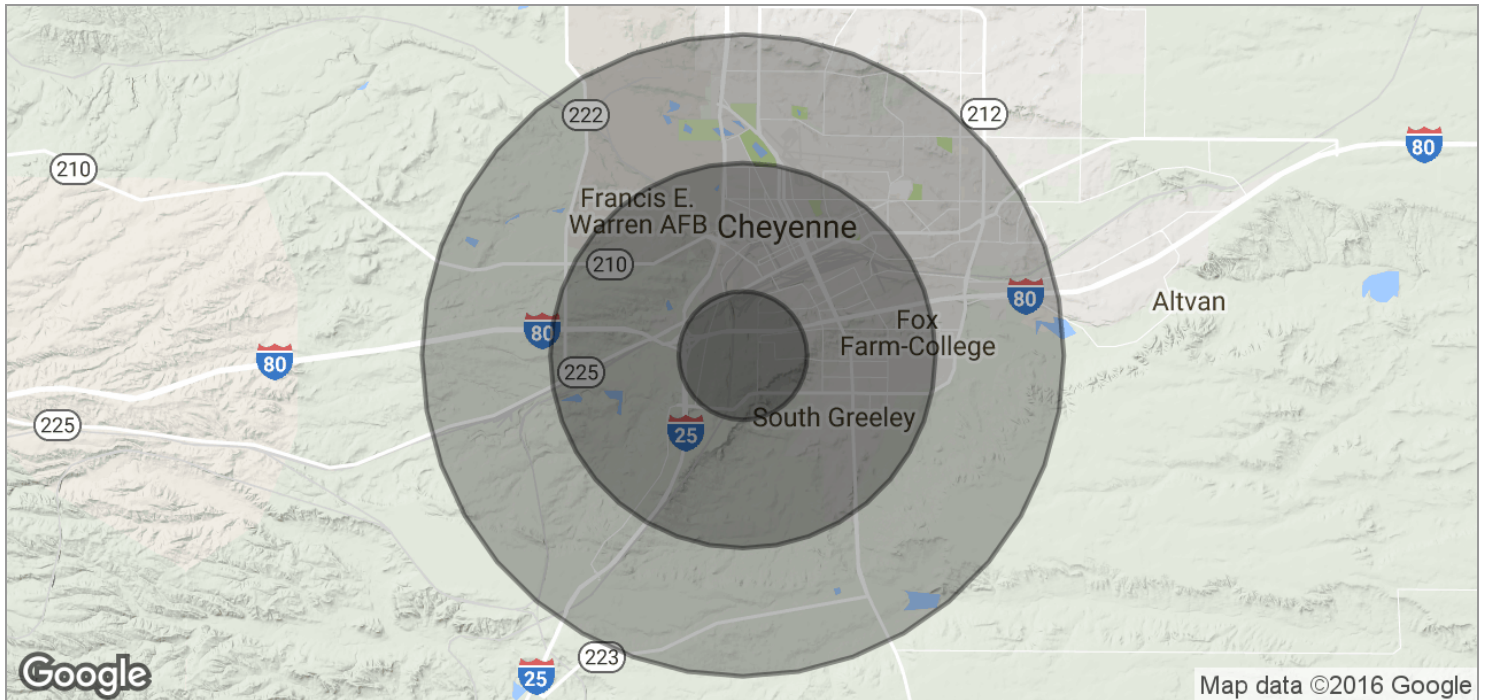
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,506	26,335	60,022
MEDIAN AGE	32.6	35.1	35.9
MEDIAN AGE (MALE)	31.7	33.6	34.8
MEDIAN AGE (FEMALE)	36.3	36.9	37.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,723	11,272	24,722
# OF PERSONS PER HH	2.6	2.3	2.4
AVERAGE HH INCOME	\$54,913	\$51,696	\$57,682
AVERAGE HOUSE VALUE	\$140,434	\$117,959	\$136,975



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