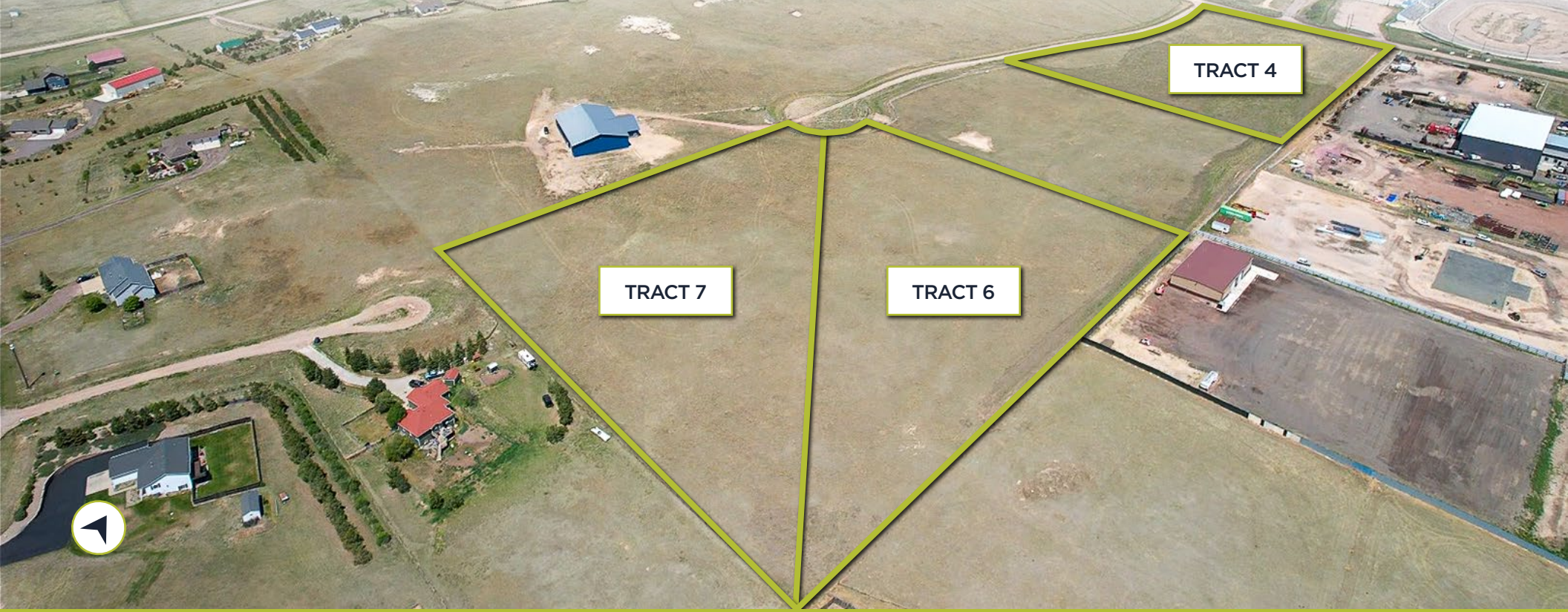


FOR LEASE

5 ACRE TRACTS



BADLANDS - TRACTS 4, 6 & 7

5110 BADLANDS DRIVE, CHEYENNE, WY 82007

BTS INDUSTRIAL OR OUTSIDE STORAGE YARD FOR LEASE

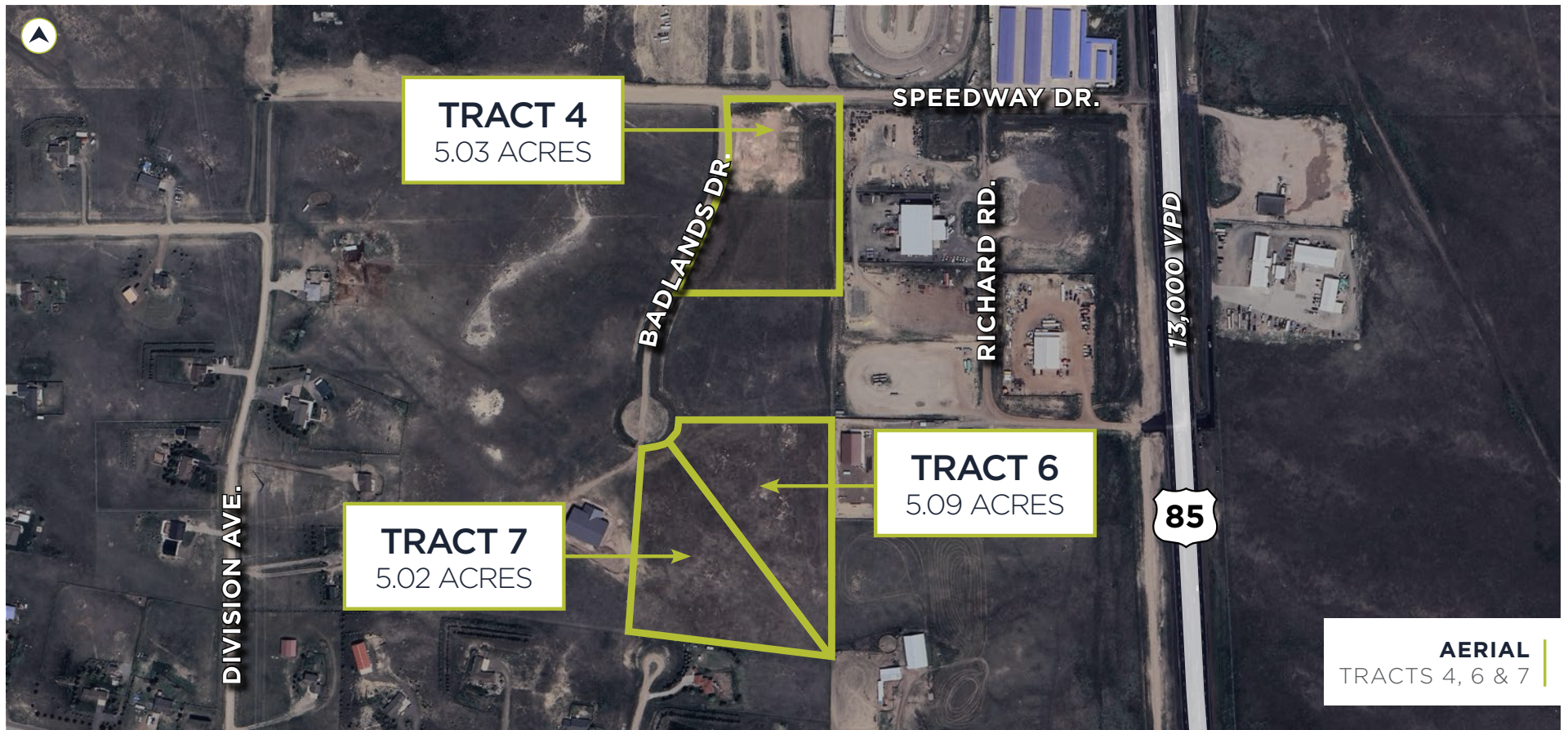


BTS LEASE RATE:
CALL BROKER FOR PRICING

YARD LEASE RATE:
\$1,000/MONTH PER ACRE

PROPERTY OVERVIEW

Light industrial property with 5-acre tracts for warehouse, storage units, shop space, etc. These tracts are part of a Planned Unit Development which allows for flexibility of use that can include a residence. This live-where-you-work concept allows for residential and commercial. **Landlord will consider leasing 20,000 SF - 35,000 SF of BTS Industrial or leasing the yard for outside storage space.**



PROPERTY OVERVIEW

CHEYENNE MARKET OVERVIEW

Cheyenne is the state capital and is conveniently located; 100 miles away from Denver, less than 50 miles from Fort Collins (CSU), and only 10 miles from the Colorado state line. People are choosing to live in Wyoming (one of lowest property tax states) and commute to Colorado (one of highest property tax states). There is a brand new Department of Defense contract to build next generation ICBMs at Warren Air Force Base, which will have major defense contractor companies and their high-income employees moving to Cheyenne for at least the next ten years.

The Cheyenne market is experiencing growth and expansion, much like many of its counterparts along the Rocky Mountain Front Range corridor. With average housing costs of around \$220,000, Cheyenne offers a more affordable alternative to some of its southern neighbors, but it too has experienced solid price appreciation over the last 5 years. Major employers in the market include a concentration in government jobs related to FE Warren Air Force Base and the National Guard. Cheyenne is also home to major retail distribution centers, tech giants like Microsoft and the National Center for Atmospheric Research (NCAR) and the emerging wind energy industry. Cheyenne is also well known for the outdoor recreation opportunities that are in such close proximity, including fishing, boating, biking, skiing and an abundance of parks and recreation.

BUSINESS INCENTIVES

The State of Wyoming is focused on business growth and expansion, particularly in the state's capitol. Business Incentive programs available include WyoREC's Renewal Energy Credit Discount Program, Community Grant & Loan Program, Industrial Development Revenue Bonds, Wyoming Partnership Challenge Loan Program, Community Development Block Grant program and more. There are also a variety of workforce training and incentive programs available to primary employers throughout the state.

Cheyenne enjoys a favorable tax and regulatory climate, low cost-of-doing business, and world-class communications. Cheyenne is also the home to FE Warren Air Force Base. Warren Air Force Base is a terrific source of an educated and disciplined workforce made up of current and retired military enlisted and officers. Without the major urban reconstruction and remediation costs of larger cities, Cheyenne is able to focus its resources on improvements for the future: a \$1.46 million expansion to the Greater Cheyenne Greenway, expanded parks, downtown historic districts, and new schools and community college facilities.



82,974
POPULATION
2023



34,530
TOTAL HOUSEHOLDS (HH)
2023

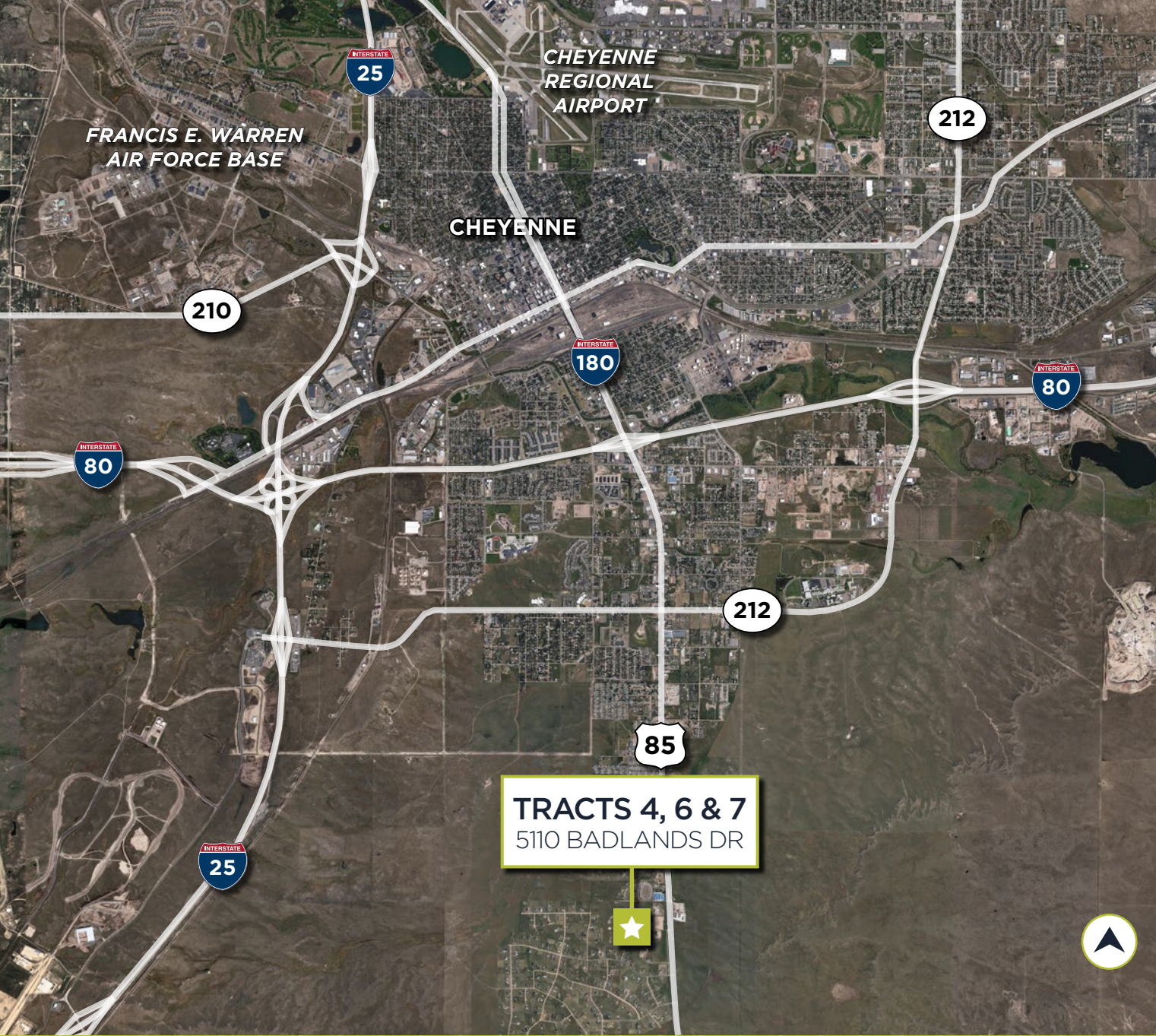


\$79,316
AVG. HH INCOME
2023

Cheyenne is a location of choice partly because of where it is — near the geographical and time center of the North American continent. Cheyenne manages a transportation triple play with the intersection of Interstates 80 and 25, two major railroads and Denver International Airport (DIA) 90 minutes away.

WYOMING TAX BENEFIT HIGHLIGHTS

- No personal state income tax
- No corporate state income tax
- No inventory taxes
- No sales tax on food
- Low property taxes



CONTACT INFORMATION

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3.7 MILES
TO INTERSTATE 80

5.2 MILES
TO INTERSTATE 25

5.7 MILES
TO DTN CHEYENNE

6.5 MILES
TO AIRPORT