



OFFERING MEMORANDUM

HEAVY INDUSTRIAL PROPERTY

WITHIN THE

CHEYENNE LOGISTICS HUB

6193 BERWICK DRIVE
CHEYENNE, WY

LISTED BY

ROB GRAHAM
(307) 214-6688

HRGRAHAM@PROPERTYEX.COM

and

BAILEY WHEELER
(307) 631-0202

BAILEYWHEELER307@GMAIL.COM

S THE
GRAHAM
GROUP

WWW.GRAHAMGROUPCRE.COM

TABLE OF CONTENTS

03 Property Summary

05 Building A: Overview & Site Plan

09 Building B: Overview & Site Plan

13 Area Overview

17 Why Cheyenne & Wyoming

19 Important Disclosures





PROPERTY SUMMARY

Presenting an unparalleled opportunity to acquire a premier heavy industrial property strategically located within the highly sought-after Cheyenne Logistics Hub. This expansive 24.73-acre site is meticulously designed to cater to diverse industrial requirements, featuring two robustly constructed warehouses.

One of the most distinctive attributes of this property is its extensive rail infrastructure. The site includes 2,000 linear feet of an existing rail spur, which conveys with the property. This feature significantly enhances the property's logistical advantages, making it ideal for industries reliant on rail transport.

Additionally, electrical power and natural gas are provided by Black Hills Energy, ensuring reliable and efficient utility services to support various industrial operations.

PROPERTY DETAILS

Offered At:	\$9,800,000
Year Built:	2011 & 2012
Parking Capacity:	50+ Spaces
Grade Level Loading:	Ten (10)
Zoning:	HI (Heavy Industrial)
Office:	4,800 SF
Warehouse:	81,200 SF
Total:	86,000 SF
Site Acreage:	24.73
Secured Yard:	Yes
Slab on Grade:	8" Reinforced Concrete
Rail Access:	2,000 SF Linear Feet Existing

BUILDING A

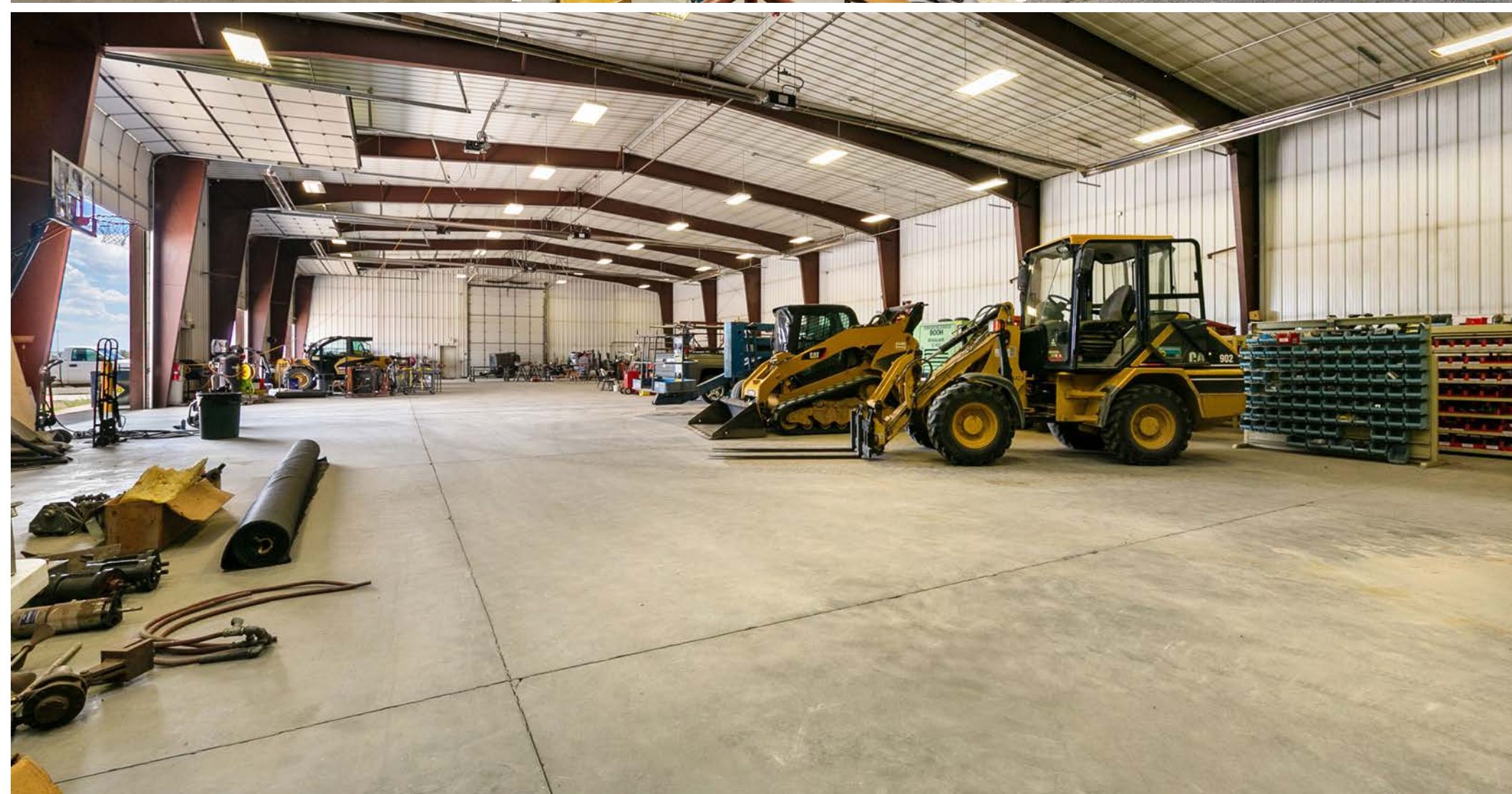
Building A features a total of 20,000 square feet, which includes 4,800 square feet of modern two-story office space. The office area is fully heated and air-conditioned, designed with contemporary break rooms and restrooms, offering a comfortable and functional workspace. The remaining 15,200 square feet is dedicated to warehouse space, which is equipped with four overhead doors and radiant heat, ensuring efficient operations and logistics.

BUILDING DETAILS

Construction Type:	Pre-Engineered Metal Building
Year Built:	2011
Parking Capacity:	50+ Spaces
Stories:	2
Grade Level Loading:	4
Office:	4,800 SF – 2 Floors: 2,400 SF/Floor
Warehouse:	15,200 SF – 190x80'
Total:	20,000 SF
Site Acreage:	24.73
Secured Yard:	Yes
Eave Height:	24'
Rail Access:	Yes
Power:	3-Phase/480V/500kVA
Insulation:	R25 for Walls, R30 for Roofs







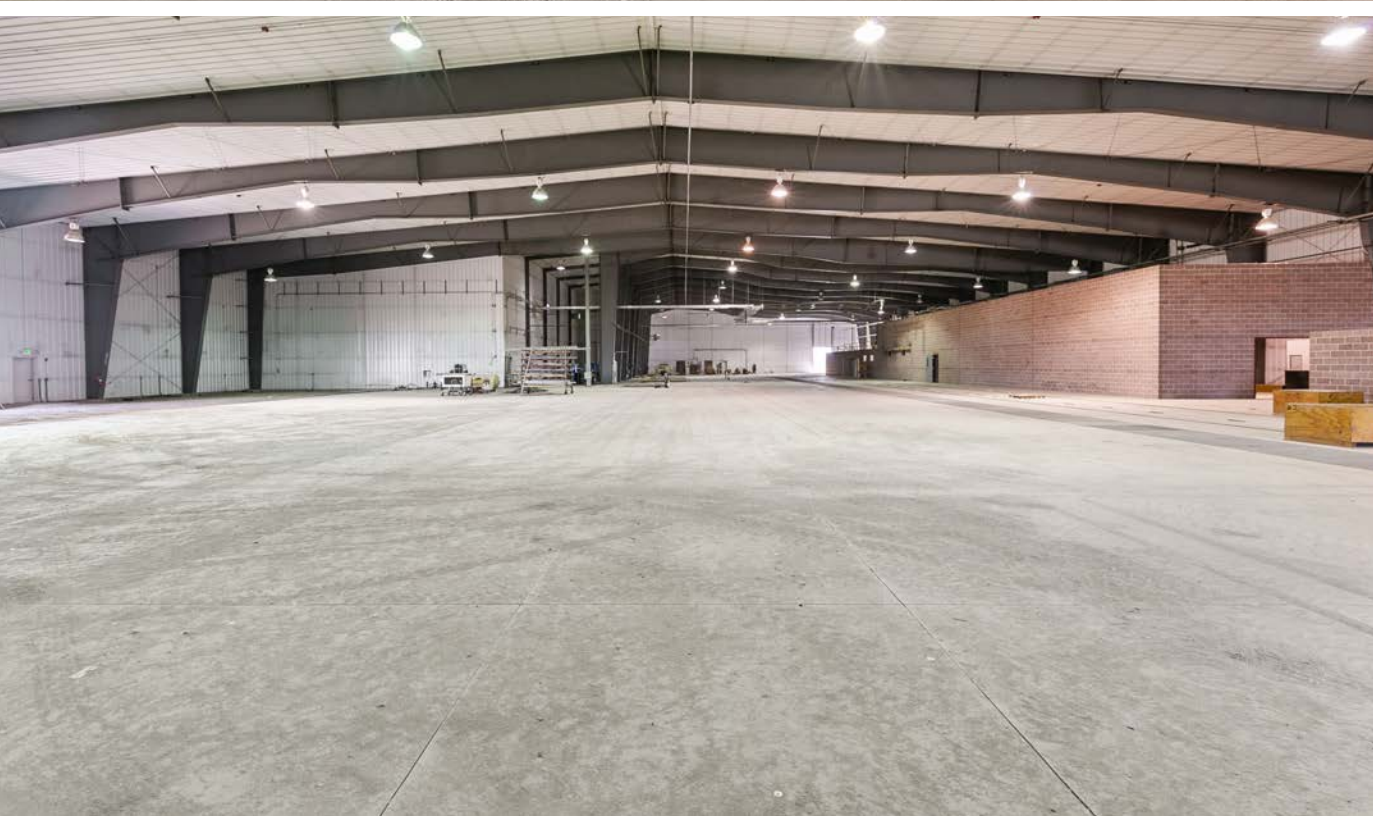
BUILDING B

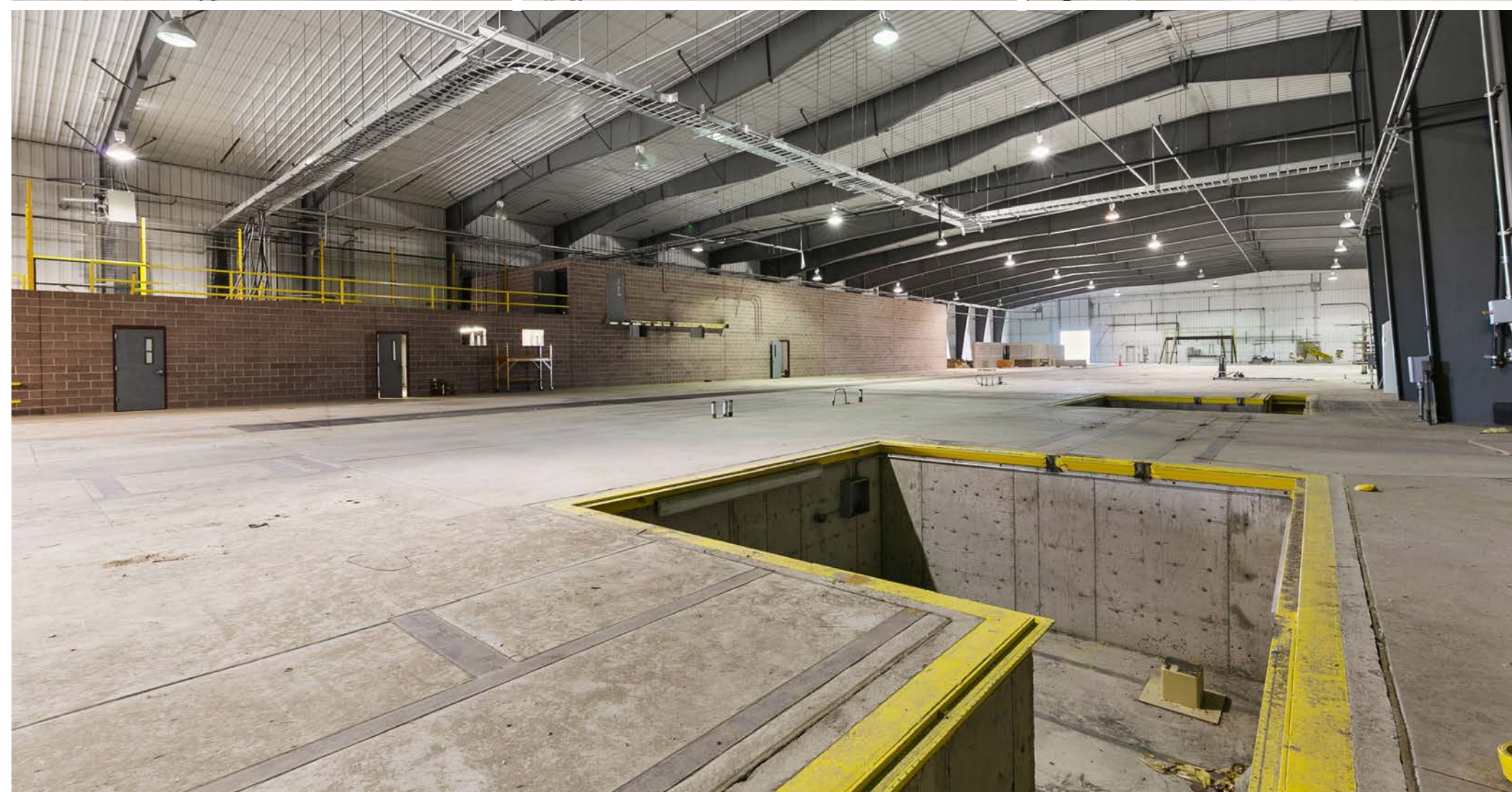
Building B offers a substantial 66,000 square feet of warehouse space, engineered for superior functionality and power capabilities. This facility is equipped with multiple transformers with a capacity of 7,100 kVA, ensuring exceptional electrical capacity to support high-demand operations. The warehouse is designed with five overhead doors, including two drive-thru doors for seamless access and workflow. Additionally, the building features plumbing stubs for future restroom installations, pits with electric setups for equipment maintenance, and a partially block-framed office area, enhancing its versatility and utility.

BUILDING DETAILS

Construction Type:	Pre-Engineered Metal Building
Year Built:	2012
Parking Capacity:	50+ Spaces
Stories:	1
Grade Level Loading:	6
Office:	Partially Framed
Warehouse:	66,000 SF (120x200') + (200x200') + (20x100')
Site Acreage:	24.73
Secured Yard:	Yes
Eave Height:	30'
Rail Access:	Yes
Power:	3-Phase/480V/7,100kVA
Insulation:	R25 for Walls, R30 for Roofs









SELECT BUSINESSES

NEAR CHEYENNE LOGISTICS HUB

- American Renewable Energy Associates
- Bish's RV of Cheyenne
- B&P Enterprises
- Brenntag Pacific, Inc.
- Engineering Procurement & Construction, LLC
- Fort Towing & Recovery
- Garrison Minerals
- Granite Peak Fuel Services
- Granite Peak Transloading Scalehouse
- Horse Palace Gaming & OTB
- Jebro
- Liberty Oilfield Services
- Midwestern Wyoming
- Northrop Grumman
- Precious Cat
- Searing Industries Wyoming
- Simon
- Southeast Wyoming Welcome Center
- Thermo King West
- Transwood

Cheyenne, WY Quick Stats

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing, 2023	\$326,166
Unemployment Rate	2.0%

In Proximity To...

Denver, Colorado	95.2 Miles (91 minutes)
Fort Collins, Colorado	41.3 Miles (43 minutes)
Laramie, Wyoming	49.9 Miles (55 minutes)
Casper, Wyoming	101 Miles (98 minutes)
Scottsbluff, Nebraska	102 Miles (101 minutes)

Sources: <https://www.census.gov>, ESRI, plancheyenne.org

AREA OVERVIEW

CHEYENNE LOGISTICS HUB (SWAN RANCH)

The Cheyenne Logistics Hub, located at the Intersection of Interstate 25 and 80 in Cheyenne, Wyoming, is located within the Swan Ranch Industrial Park and encompasses 1,500+ acres. It's designed to be world-class and build-ready so businesses are prepared for the competitive industry landscape. It's praised for its unique and unparalleled interstate and railroad access—the industrial park has direct access to BNSF and Union Pacific Railroads, and can serve any size rail customer with access to two Class 1 railroads, a short-line operator, transloading, and premier rail-car switching service on-site.

Centrally located in the United States, this is considered the premier industrial park in the Rocky Mountain region with more than \$80 million in established infrastructural investments. It's shovel ready, and offers access to fiber, electric, gas and water that is easily scaled for any size business. Highway adjacent, the Cheyenne Logistics Hub is situated just 90 minutes to Denver (or a quick 30-minute plane ride from Cheyenne Regional Airport).

The Business friendly environment makes it easy for corporations to expand operations without the congestion of massive population. Wyoming has the lowest property taxes in the region, as well as 0% corporate and personal income taxes. Paired with low labor costs well below the national average, this makes building a solid labor force easier than ever.



AREA MAP



CONCEPTUAL

LOT AND RAIL LAYOUT



WHY CHEYENNE?

Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming, taxfoundation.org, wyohistory.org

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



U.S. AIR FORCE

**9,700
Personal Civil Service
Independence**

50,540

Civilian Labor Force

8.98

Average Commute (Min)

**Located Near I-25, I-80
& Two Major Railroads**

Headquarter Locations

blue FEDERAL CREDIT UNION

taco john's



75-100

Estimated number of trains that pass through Cheyenne daily.

WY conjures up images of women's equality and romantic cowboys, but, in reality, the railroad defined WY from the beginning of the territory. Cheyenne is a hub for both BNSF and Union Pacific railroads.

Quick Facts

The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining options.

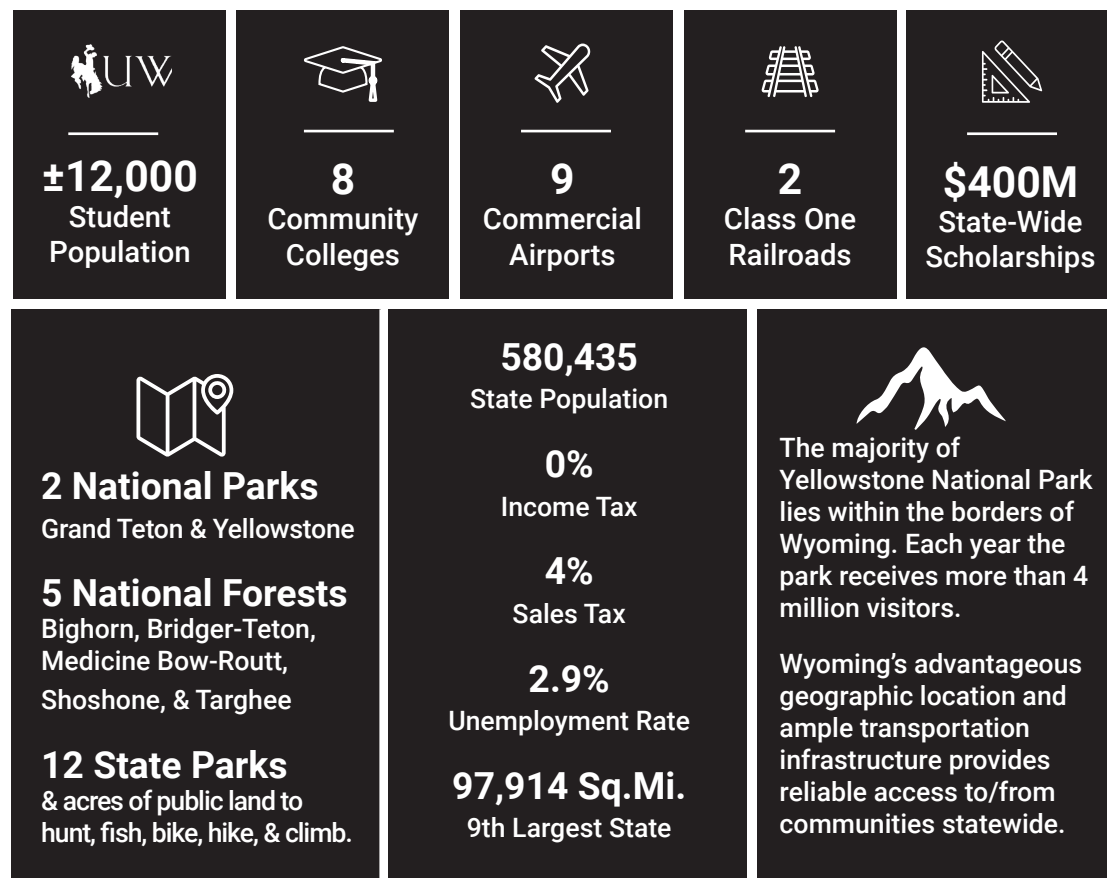
The Wyoming Business Council and community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.

Cheyenne is the capital and most populous city in Wyoming, as well as the seat of Laramie County (population 100,512).

WHY WYOMING?

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapital.com, & travelwyoming.com

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.



#1 Most Business-Friendly Tax Climate in the Nation for 11 years running.

Wyoming does not have an individual income tax or a corporate income tax. There's a 4.00% state sales tax rate and an average combined state and local sales tax rate of 5.44%. Wyoming has a 0.55% effective property tax rate on owner-occupied housing value.

Quick Facts

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

The only University in Wyoming, the University of Wyoming has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are in-state.

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January 2024.

EXCLUSIVELY OFFERED BY



**COLDWELL BANKER
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THE PROPERTY
EXCHANGE

LISTING AGENTS

ROB GRAHAM

*CCIM, BROKER | OWNER
WY RE-13081*

O. (307) 632-6481

M. (307) 214-6688

HRGraham@propertyex.com

BAILEY WHEELER

*REALTOR®, MARKETING DIRECTOR
WY RE-15768*

O. (307) 632-6481

M. (307) 631-0202

BaileyWheeler307@gmail.com

BROKERAGE

COLDWELL BANKER – THE PROPERTY EXCHANGE

255 Storey Boulevard

Cheyenne, WY 82009

O. (307) 632-6481

F. (307) 634-4843

www.propertyex.com

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