



OFFERING MEMORANDUM

HEAVY INDUSTRIAL DEVELOPMENT

WITHIN THE

CHEYENNE LOGISTICS HUB

6193 BERWICK DRIVE
CHEYENNE, WY

LISTED BY

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PROPERTY SUMMARY

This 30.24-acre undeveloped heavy industrial parcel is located within the highly sought-after Cheyenne Logistics Hub, a key regional center for industrial and transportation-related operations. With direct access to major highways and proximity to rail infrastructure, this site offers exceptional potential for manufacturing, distribution, and logistics development.

Two switches have been installed on this property, providing the opportunity for a future owner to construct a dedicated rail line directly to this site—offering expanded access and increased transportation flexibility. The existing rail line, along with its spur, is deeded with the buildings located adjacent to this parcel.

The surrounding industrial ecosystem provides access to a skilled workforce and established utility services, including electrical power and natural gas supplied by Black Hills Energy. With ample space and industrial zoning, this property offers flexibility for a wide range of uses in one of Cheyenne’s premier logistics hubs.

PROPERTY DETAILS

Offered At:	\$3,800,000
Zoning:	HI (Heavy Industrial)
Site Acreage:	30.24
Secured Yard:	Yes
Rail Access:	2 Switches Installed

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





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

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.

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).



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.

50,540

Civilian Labor Force

8.98

Average Commute (Min)

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

Headquarter Locations










U.S. AIR FORCE

**9,700
Personal Civil Service
Independence**

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.

 <hr/> ±12,000 Student Population	 <hr/> 8 Community Colleges	 <hr/> 9 Commercial Airports	 <hr/> 2 Class One Railroads	 <hr/> \$400M State-Wide Scholarships
 2 National Parks Grand Teton & Yellowstone 5 National Forests Bighorn, Bridger-Teton, Medicine Bow-Routt, Shoshone, & Targhee 12 State Parks & acres of public land to hunt, fish, bike, hike, & climb.	580,435 State Population 0% Income Tax 4% Sales Tax 2.9% Unemployment Rate 97,914 Sq.Mi. 9th Largest State	 The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors. Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to/from communities statewide.		



#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.

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