



AVAILABLE FOR LEASE

2610 Missile Drive Cheyenne, WY



ASKING \$0.36/SF

For Lease: Prime Light Industrial Commercial Lot

This exceptional 2.3-acre commercial lot, located at 2610 Missile Drive in Cheyenne, Wyoming, is now available for lease. Zoned for light industrial use, the property offers unparalleled strategic advantages. Positioned directly off Interstate 25, it provides excellent accessibility and unmatched proximity to Interstate 80, making it an ideal location for efficient logistics and transportation.

PROPERTY HIGHLIGHTS

- 100,188 SF
- 2.3 Acres
- Light Industrial Zoned
- Interstate Access
- Potential Rail Service
- Unparalleled Signage Exposure

CONTACT

Bailey Wheeler

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Broker/Partner

Rob Graham

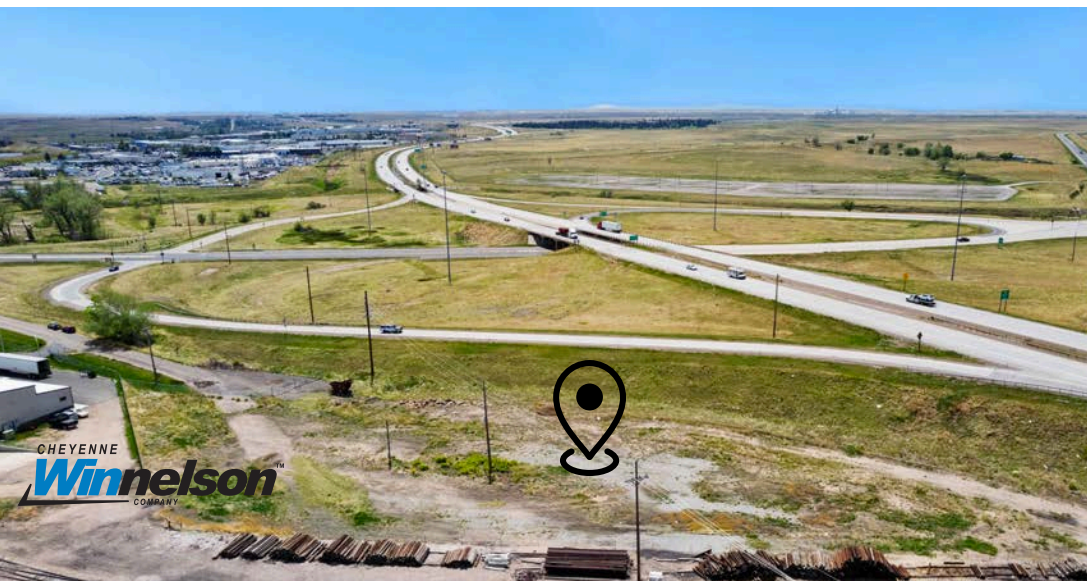
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Broker/CCIM/Owner



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AREA OVERVIEW

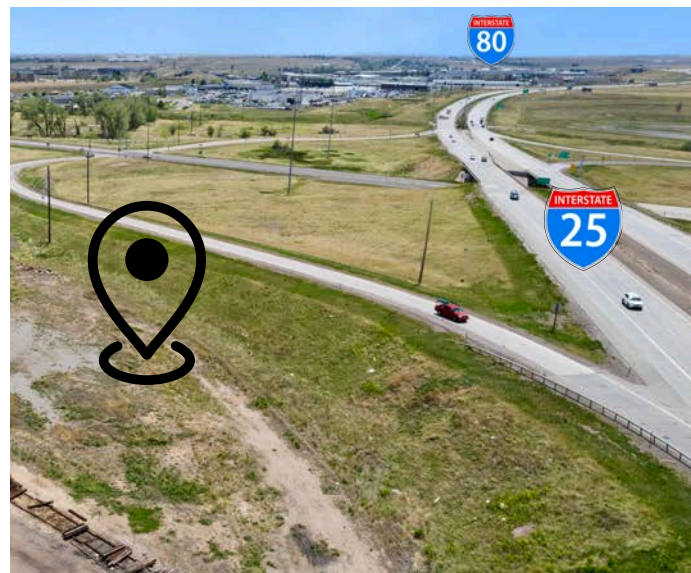
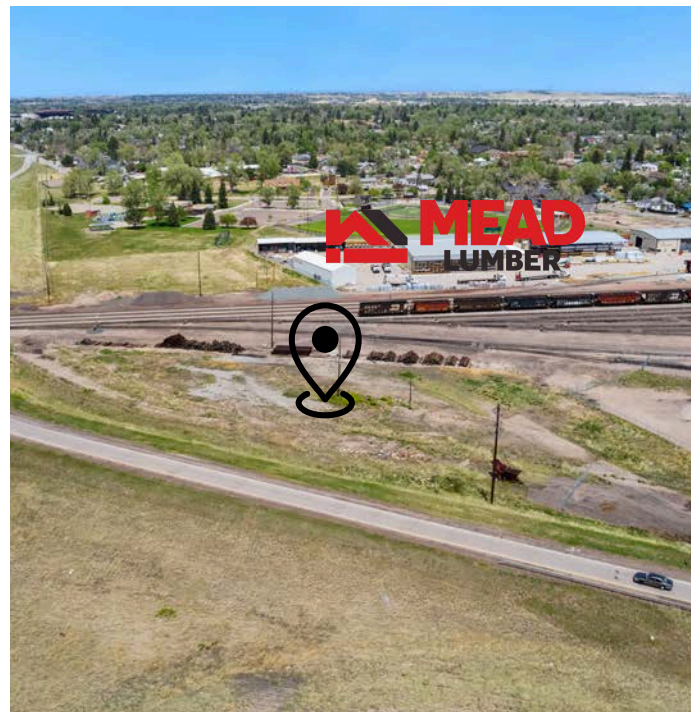
CHEYENNE, WY

Leasing at an attractive rate of \$0.36 per square foot per year, this lot is perfect for a laydown yard or outside storage, catering specifically to industrial and commercial users. The site also benefits from exceptional sign exposure along high-traffic corridors, significantly enhancing business visibility and marketing opportunities. Additionally, the property has the potential to be served by rail, with access to both BNSF and Union Pacific (UP), further expanding its logistical capabilities.

This versatile property presents a prime opportunity for businesses seeking a strategically located site with outstanding logistical benefits and ample space to support industrial or commercial operations.

NEARBY AMENITIES

- Interstate 25
- Interstate 80
- FE Warren AFB
- Neighboring Business
 - Mead Lumber
 - Cheyenne Winnelson
 - Halladay Motors-Buick, GMC
 - Ken Garf-Ford
 - Subaru
 - Dallas Terrel-Chevrolet





THE GRAHAM GROUP

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