

2302 W Lincolnway,
Cheyenne, WY 82001



Space Available:

12,608 SF

Lease Rate:

\$12.00/SF

NNN Rate:

\$1.50/SF

Equivalent Gross Monthly Rent: **\$14,184**

WAREHOUSE BUILDING WITH SECURE YARD FOR LEASE IN CHEYENNE

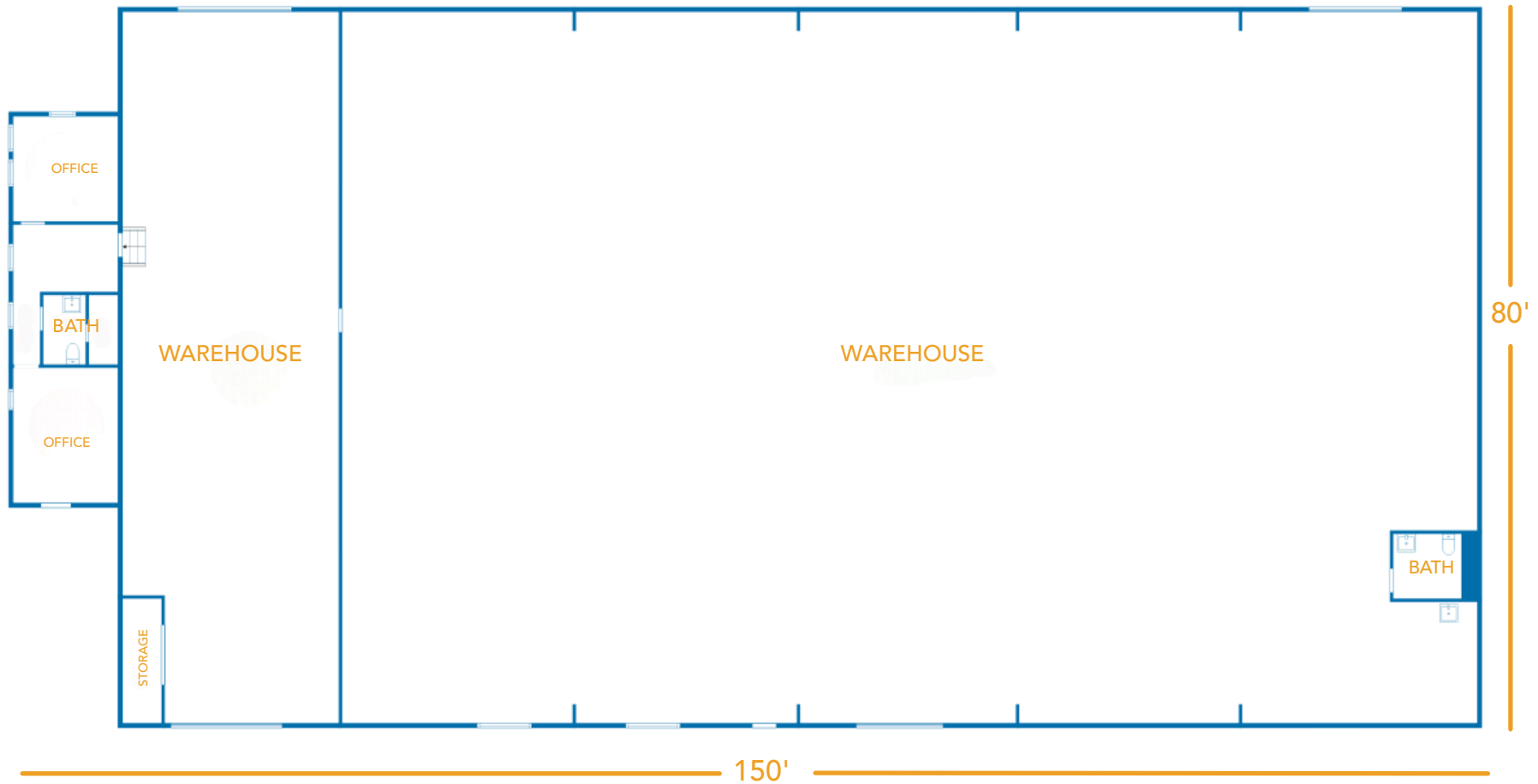
CONTACT

David Katz, CCIM | 970.481.5808 | dkatz@waypointRE.com

Jack Chunko | 970.231.5063 | jchunko@waypointRE.com



PHOTOS & FLOORPLAN



PROPERTY DETAILS

SITE DETAILS

Zoning	CB (Community Business)
Acre	1.71
Parcel #	1.36701E+13

UTILITY PROVIDERS

Electric	Black Hills Energy
Gas	Black Hills Energy
Water & Sewer	Board of Public Utilities
Trash	Board of Public Utilities
Internet	Xfinity

BUILDING AMENITIES

Building Signage	Yes
Restroom Count	1

CONSTRUCTION

Total Building Size	12,608 SF (source: Public Records)
Structure	Metal
Power	3-phase 220v, 400amps
Clear Height / Ceiling Height	16'
Year Built	1975
Heat Type	Gas Heater
Air Conditioning	No
Office Build-Out	10-15%

WAREHOUSE CONTAINS / YARD

Dock High Doors	one 12'x14'
Overhead Doors	two 12'x14'
Fenced Yard	Yes
Gate Access	Yes
Parking Ratio	Ample Parking



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[Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.