



COLD SPRINGS BUSINESS PARK

Whether you're launching an innovative startup, introducing your product to new markets, or expanding your thriving business, we offer one of Wyoming's leading industrial real estate values and a central location ideally suited to build your future.

Cold Springs Business Park encompasses 57.44 acres with 52.43 available acres designed for light industrial manufacturing, ag technology, food processing, agripreneurs, and other businesses. Cold Springs also provides convenient access to Rocky Mountain markets and the Midwest. Twenty eight shovel-ready lots ranging in size from 1.43 to 3.40 acres have water, sewer, electric, and telecom available, and multiple adjacent lots can be purchased to establish a larger footprint that will meet your needs now and moving forward.

QUICK FACTS

- Number of acres: 52.43
- Elevation: 4,081.87 ft.
- Terrain: 0-3% slopes, well drained
- Soil type: Bankard loamy fine sand, Haverson and McCook loams
- Zoning: Industrial Park District
- Water: 75,000 GPD excess permitted capacity available
- Wastewater treatment: 50,000 GPD excess capacity available



GoshenWyo.com



I-25 At Wheatland - 59 miles

Nearest Airports

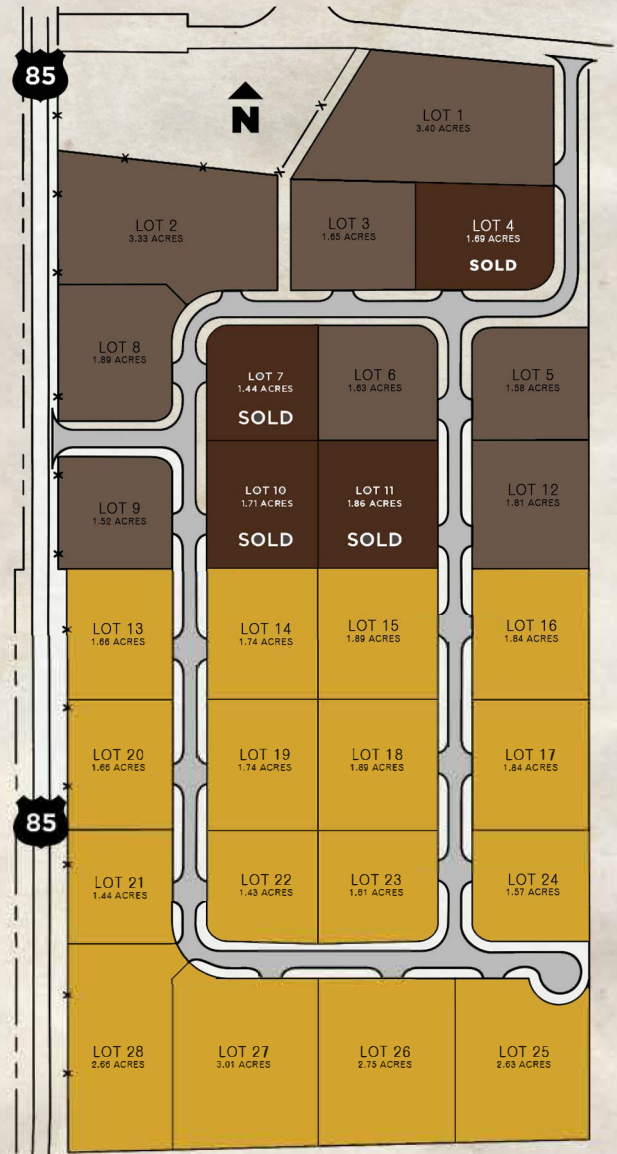
Torrington - 1 mile
Scottsbluff - 36 miles
Cheyenne - 83 miles

Casper - 153 miles
Denver - 188 miles

Distance to Metro Areas

Cheyenne, WY - 83 miles
Denver, CO - 184 miles
Rapid City, SD - 209 miles
Billings, MT - 422 miles

KEY



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