

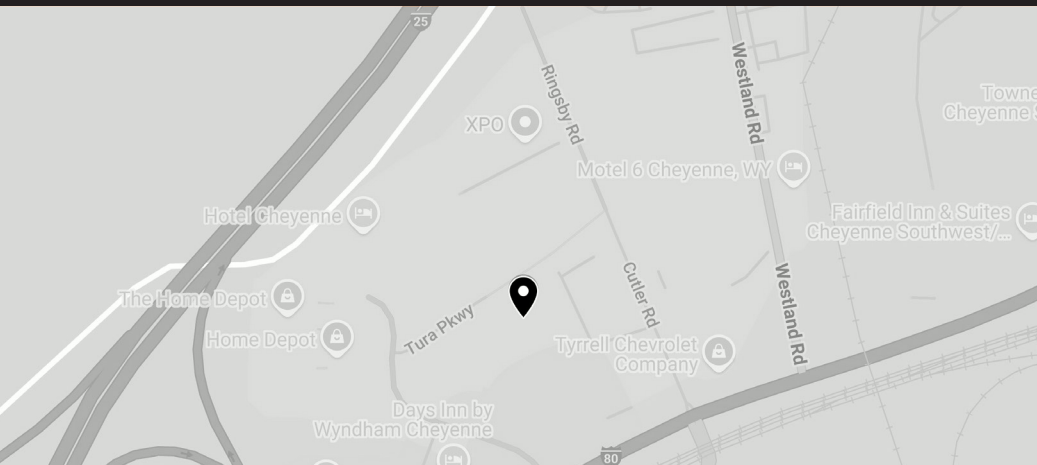
2302 WEST LINCOLNWAY  
CHEYENNE, WYOMING

Bowers  
&  
Carlson

COMMERCIAL • INVESTMENT • RESIDENTIAL



FOR SALE & LEASE: PRIME INDUSTRIAL SPACE ON HIGH-TRAFFIC ROAD



## PROPERTY FEATURES

- For Lease: \$12.00/SQ.FT. NNN
- For Sale: \$1,386,000
- 12,608 Sq.Ft.
- High Visibility
- 1.71 Acres
- 50+ Parking Capacity
- 115V Electricity
- Wash Bay w/14' Doors
- Fenced Yard Space
- Drive-up Ramp



## CONTACT

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Cell: (307) 509-0003



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THE PROPERTY  
EXCHANGE

255 Storey Boulevard, Cheyenne, WY 82009 | Office: (307) 632-6481



Located in a high-visibility commercial area near major retailers, this property offers steady traffic and easy access. Rear entry via a secondary road accommodates large vehicles and freight. With proximity to I-25 and I-80, it's ideal for logistics, distribution, light manufacturing, or service businesses. Don't miss this opportunity to lease versatile space in one of the city's most accessible commercial corridors.

