



CHEYENNE BUSINESS PARKWAY

Heavy Industrial Zoned Warehouse

2852 Christensen Road, Suites 1A & 1B, Cheyenne, WY

CAMPSTOOL ROAD

CHRISTENSEN ROAD

COMMERCE CIRCLE



**COLDWELL BANKER
COMMERCIAL**
THE PROPERTY
EXCHANGE

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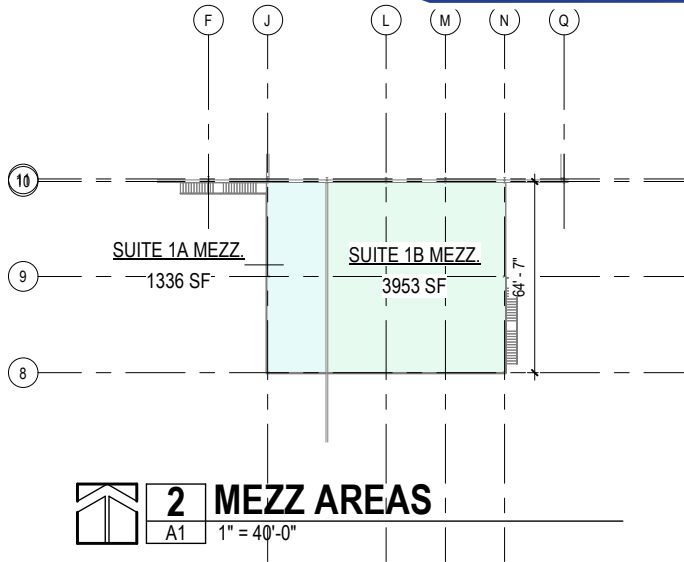
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±24,000-49,000 SF HEAVY INDUSTRIAL SPACE FOR LEASE
LEASE RATE: \$12.50/SF NNN
±2 ACRE ADDITIONAL SECURED YARD AVAILABLE



Cheyenne Business Parkway - Suites 1A & 1B - 2852 Christensen Road

Available Space-Demising walls can be removed to create a single, expansive suite.



Area Schedule (Gross Building)

Name	AREA USAGE	Area
SUITE 1A	SHOP	20516 SF
SUITE 1A	OFFICE	1691 SF
SUITE 1A	MEZZANINE	1336 SF
		23543 SF
SUITE 1B	SHOP	17865 SF
SUITE 1B	OFFICE	3432 SF
SUITE 1B	MEZZANINE	3953 SF
		25250 SF
SUITE 2	SHOP	38960 SF
		38960 SF
Grand total: 7		87753 SF



A1 AREA PLANS

2852 CHRISTENSEN RD - SUITE 2
2852 CHRISTENSEN RD
CHEYENNE, WY

WINTERS | GRIFFITH
ARCHITECTS

211 E 19TH STREET CHEYENNE, WY 82001 | (307) 632 2705 | ©2021

SUITES 1A & 1B ±24,000-49,000 SF



Available Space

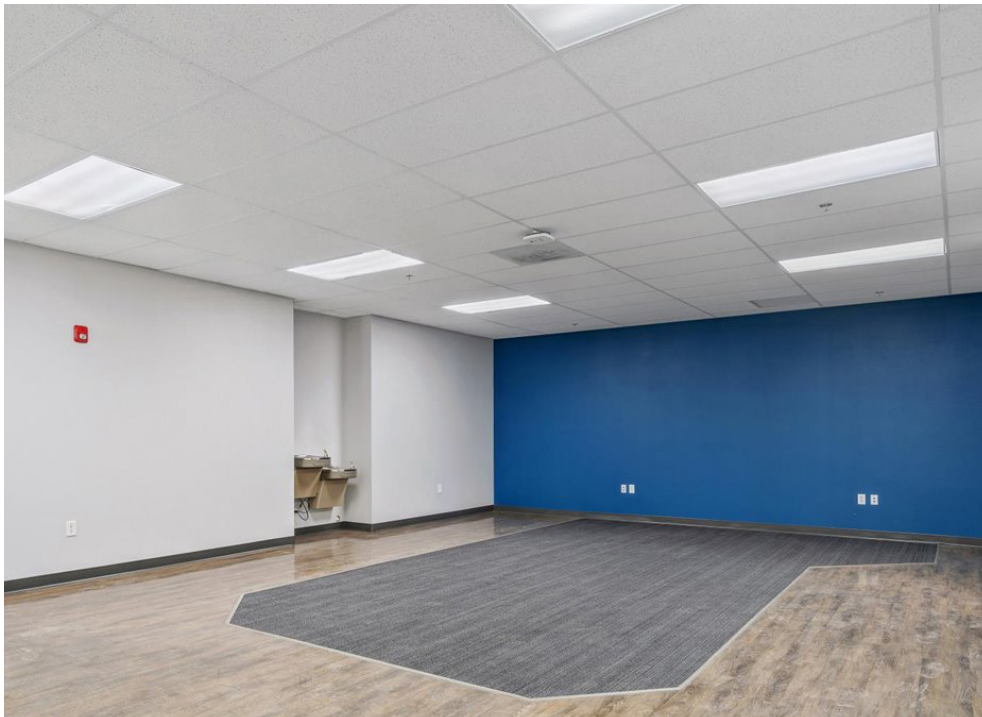
Suite 1B Warehouse



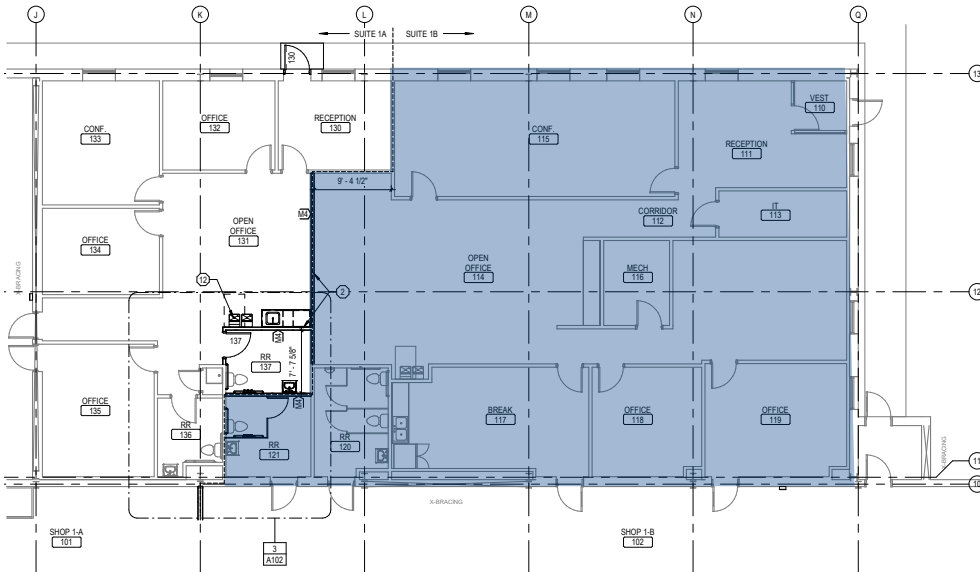
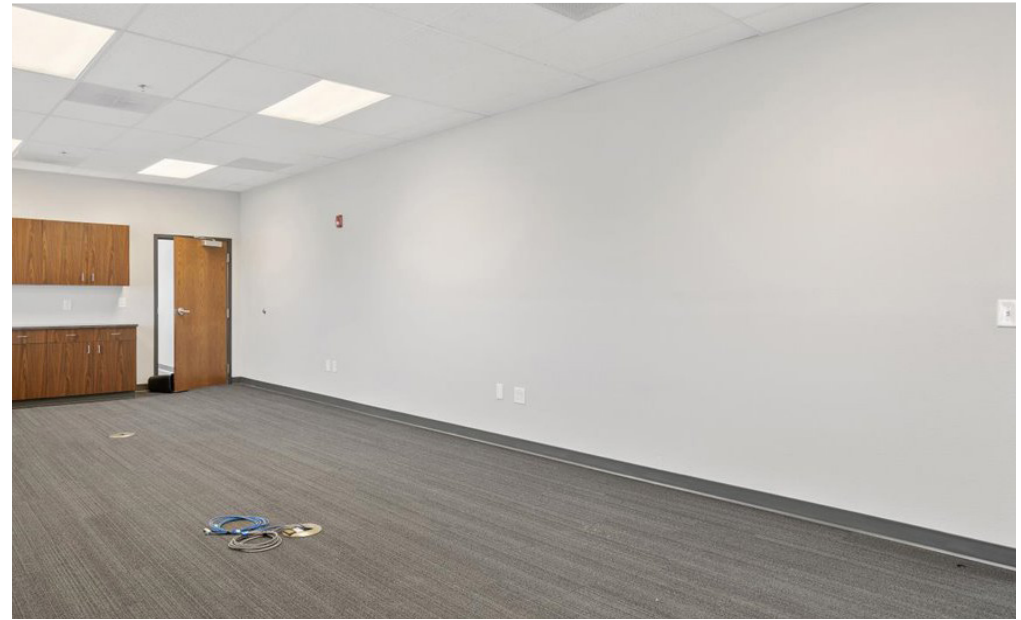


STE 1B -Interior Office

Reception, Breakroom, Showroom



STE 1B -Interior Office Conference Room/Offices



1 PHASE 1 OFFICE PLAN
A102 1/8" = 1'-0"





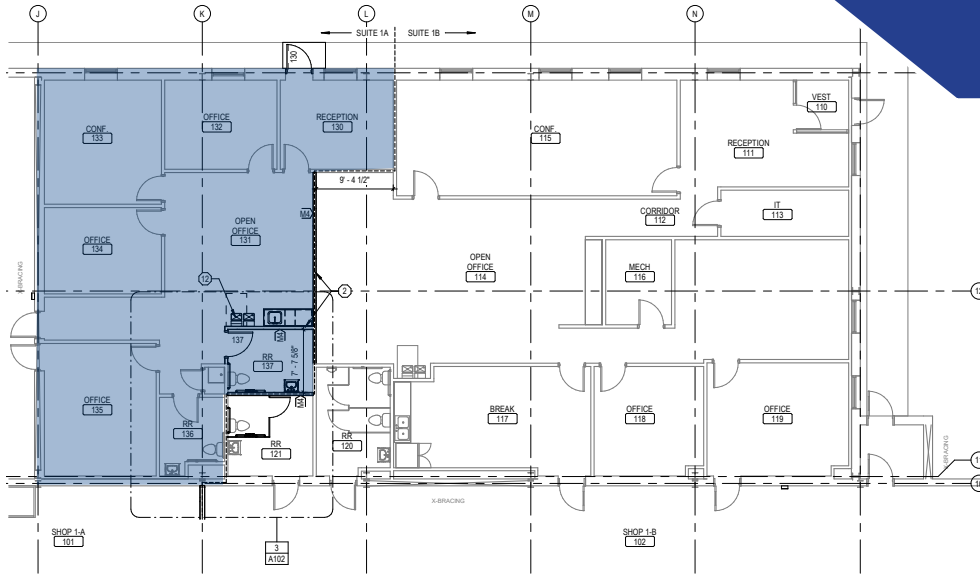
Available Space

Suite 1A Warehouse



STE 1B -Interior Office

Reception, Breakroom, Showroom



1 PHASE 1 OFFICE PLAN
A102 1/8" = 1'-0"

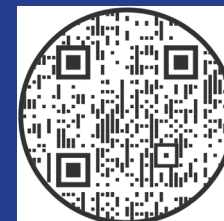
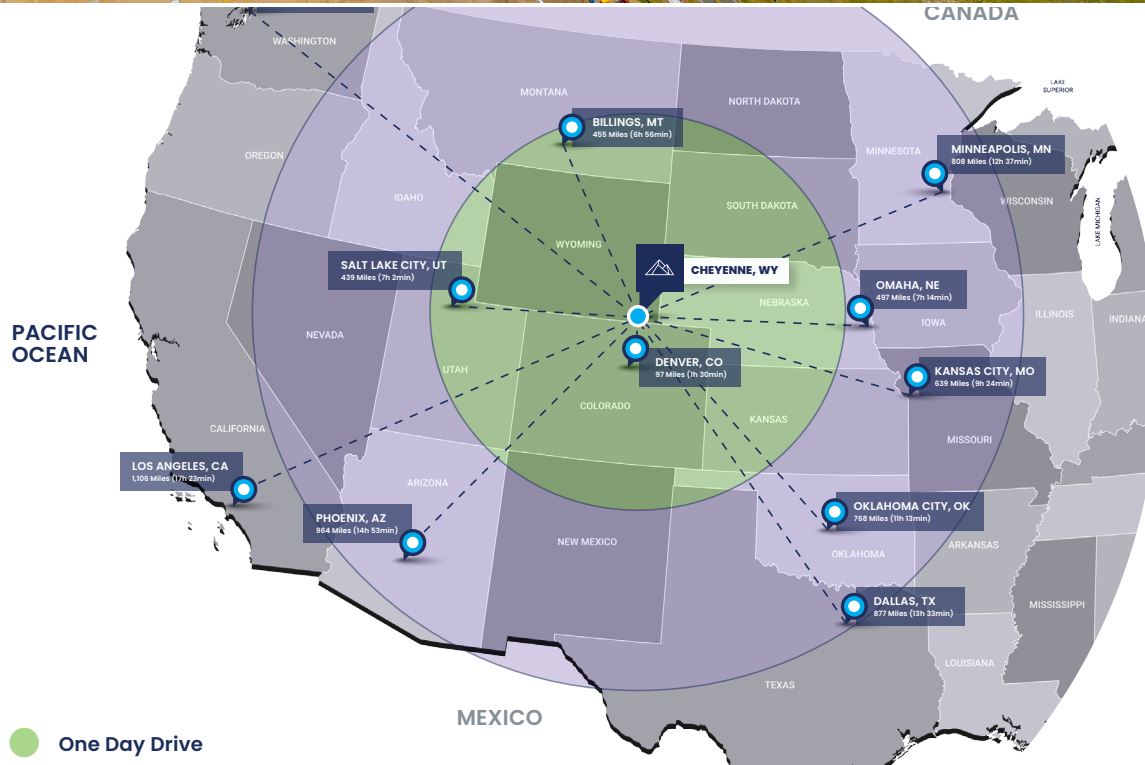




CHEYENNE BUSINESS PARKWAY

PARK FEATURES

- Direct Access from Interstate 80
- Adjacent to Campstool Business Park
- Daily Traffic Count of 24,017 on Interstate 80
- Daily Traffic Count of 15,225 on Christensen Road
- Lowes Distribution
- Microsoft Data Center
- Wyoming Machinery
- Magpul Industries
- Pilot Travel Center
- Stag Arms
- Camping World
- Calliber Collision



Scan QR Code on Your
Phone/Camera For A
"Birds Eye View"

OVERVIEW:

This ±82,494 square foot warehouse is strategically located with convenient access to Interstate 80 and Christensen Road, offering excellent visibility along one of Cheyenne's primary industrial corridors. Situated within the Cheyenne Business Park, the property is ideal for a wide range of industrial and commercial users.

Suites 1A and 1B are currently available, with suite sizes ranging from approximately ±24,000 to ±49,000 square feet. Suite 1A features five overhead doors—two interior and three exterior—and includes a total of 2 acres of yard space, providing ample room for outdoor storage, laydown, or trailer parking.

Suite 1B offers ±25,252 square feet of combined warehouse and office space, designed to accommodate a variety of operational needs. The warehouse includes high-bay storage with an impressive 35-foot clear height and one (1) drive-in overhead door, making it ideal for logistics, manufacturing, or service-oriented users.

Property Features:

Total Building Size: 87,753 SF

Suite 1B Available Now: ±26,000 SF

Loading: One (1) grade level 14' OHD

Suite 1A Available (9/1/25): ±24,000SF

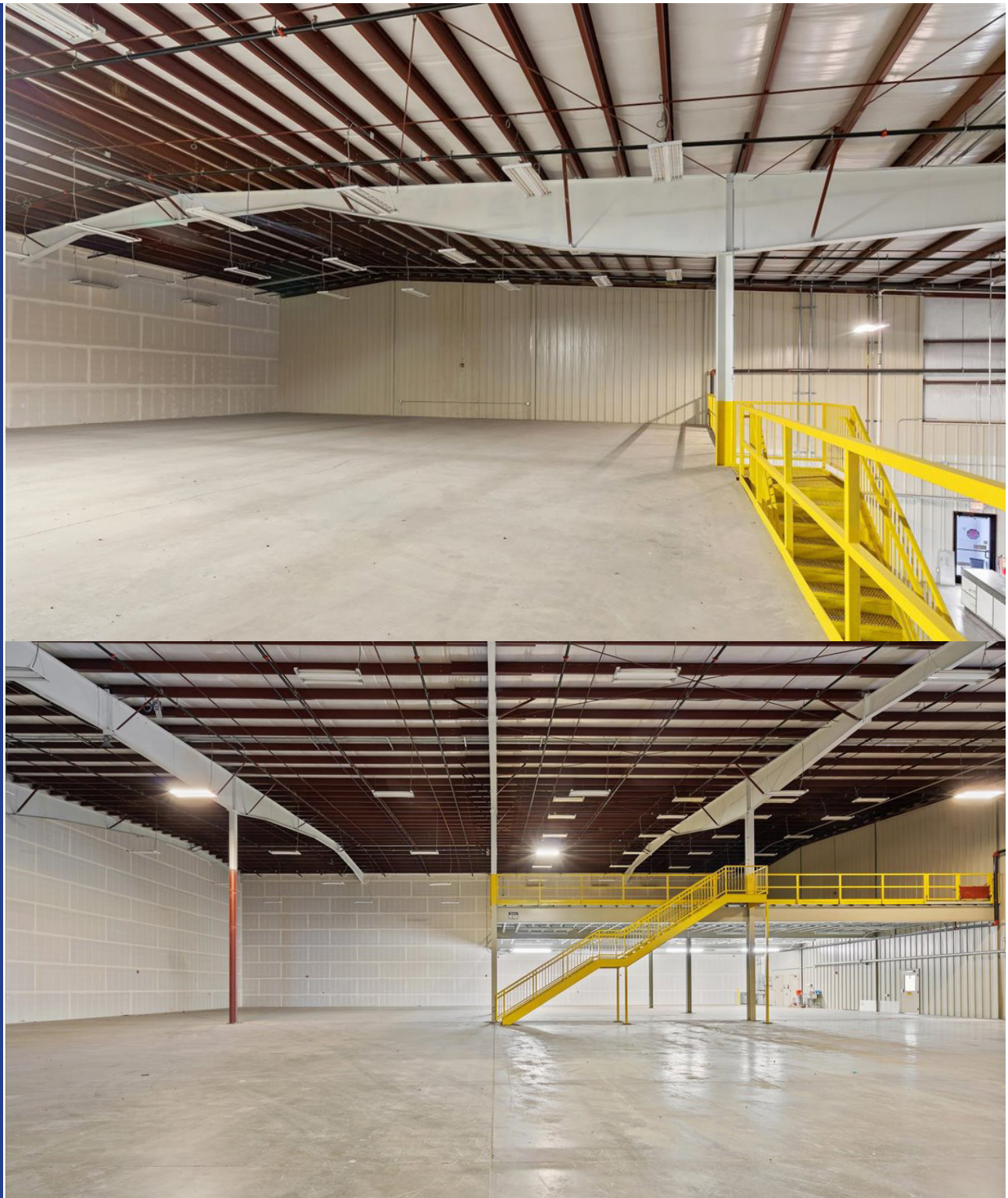
Loading: Five (5) grade level OHD, 2 Interior, 3 Exterior

Lot Size: 17.27 Acres

Fenced Yard: Yes, Additional One (1) Acre Available for \$0.40/SF

Clear Height: 22' - 35'

Power: 3 Phase, 480V



WAREHOUSE HIGHLIGHTS

Located directly off of Interstate 80, this heavy industrial zoned warehouse is available to industrial, manufacturing, distribution, and flex users. Located within the industrial corridor of the Cheyenne Business Park in Cheyenne, Wyoming this warehouse is only 100 miles from Denver, Colorado.



Located Directly off
Interstate 80 and
Christensen Road



24,017 Daily Traffic
Count on Interstate 80



Fully Fenced Yard



Located within
Cheyenne Business
Parkway



3 Phase Power
480V



Warehouse
Space



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