

Property can
be subdivided
to accommodate
multiple rail-served
tenants

\pm 220 ACRES FOR SALE OR LEASE

Fort Sanders Road, Laramie, Wyoming



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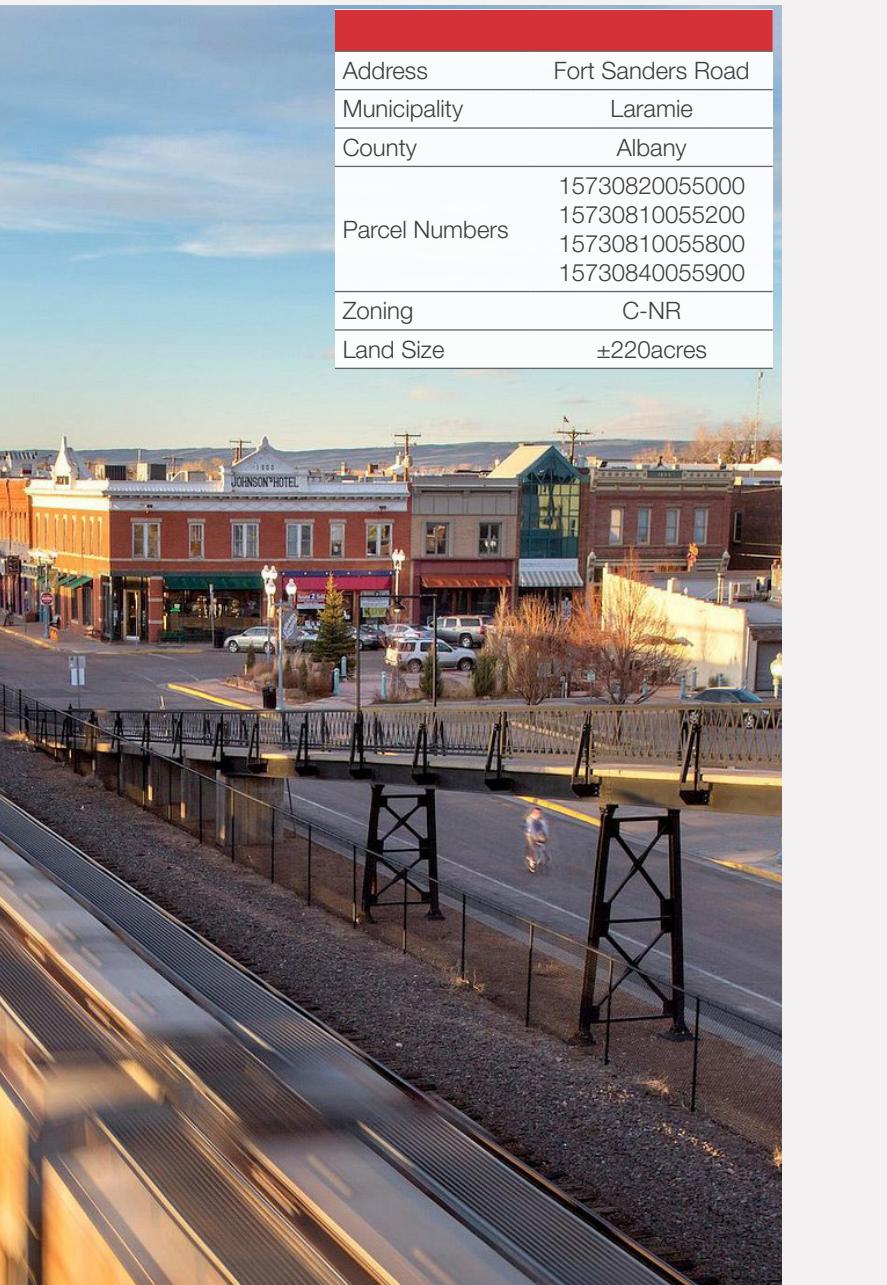
PROPERTY OVERVIEW

The Laramie site features a ± 220 acre parcel located off of Highway 287 just south of Laramie Wyoming. This property is strategically positioned and offers a rare opportunity for industrial/rail users. This site is a mix of Industrial and Rural Residential zoning and is located outside of city limits in Albany County.

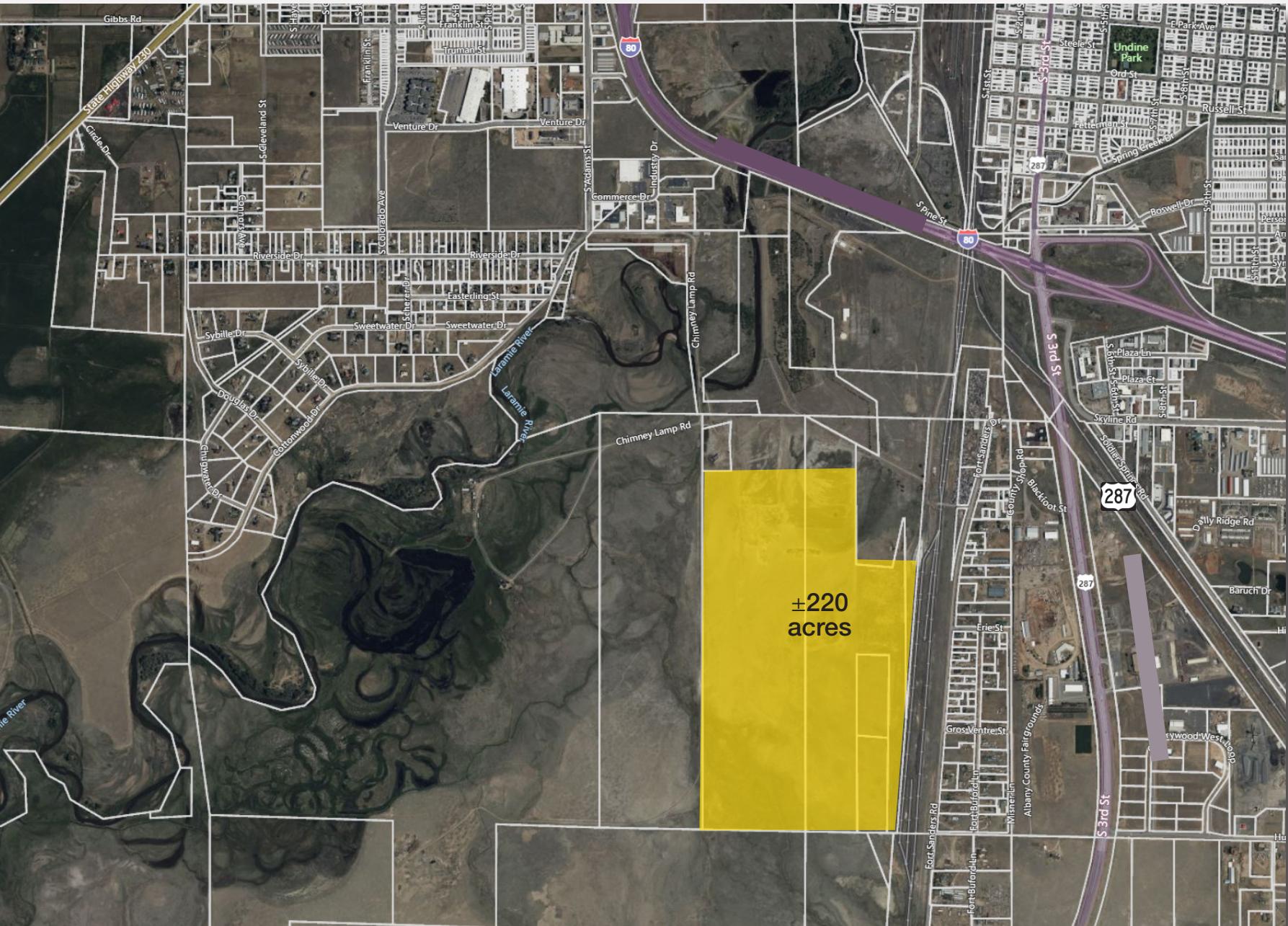
The City of Laramie is located in Southeast Wyoming with easy access to major transportation routes including the Union Pacific mainline and Interstate 80. Offering a diverse economy, Wyoming is a business friendly environment offering tax advantages and connectivity with local and state government.

The standout feature of this property is that it is adjacent to Union Pacific Railroad's mainline. The proximity to rail and major east/west Interstate freight routes ensures seamless transportation of goods, providing a logistical efficiency and a competitive advantage.

Union Pacific will evaluate any rail opportunities



Address	Fort Sanders Road
Municipality	Laramie
County	Albany
Parcel Numbers	15730820055000 15730810055200 15730810055800 15730840055900
Zoning	C-NR
Land Size	± 220 acres



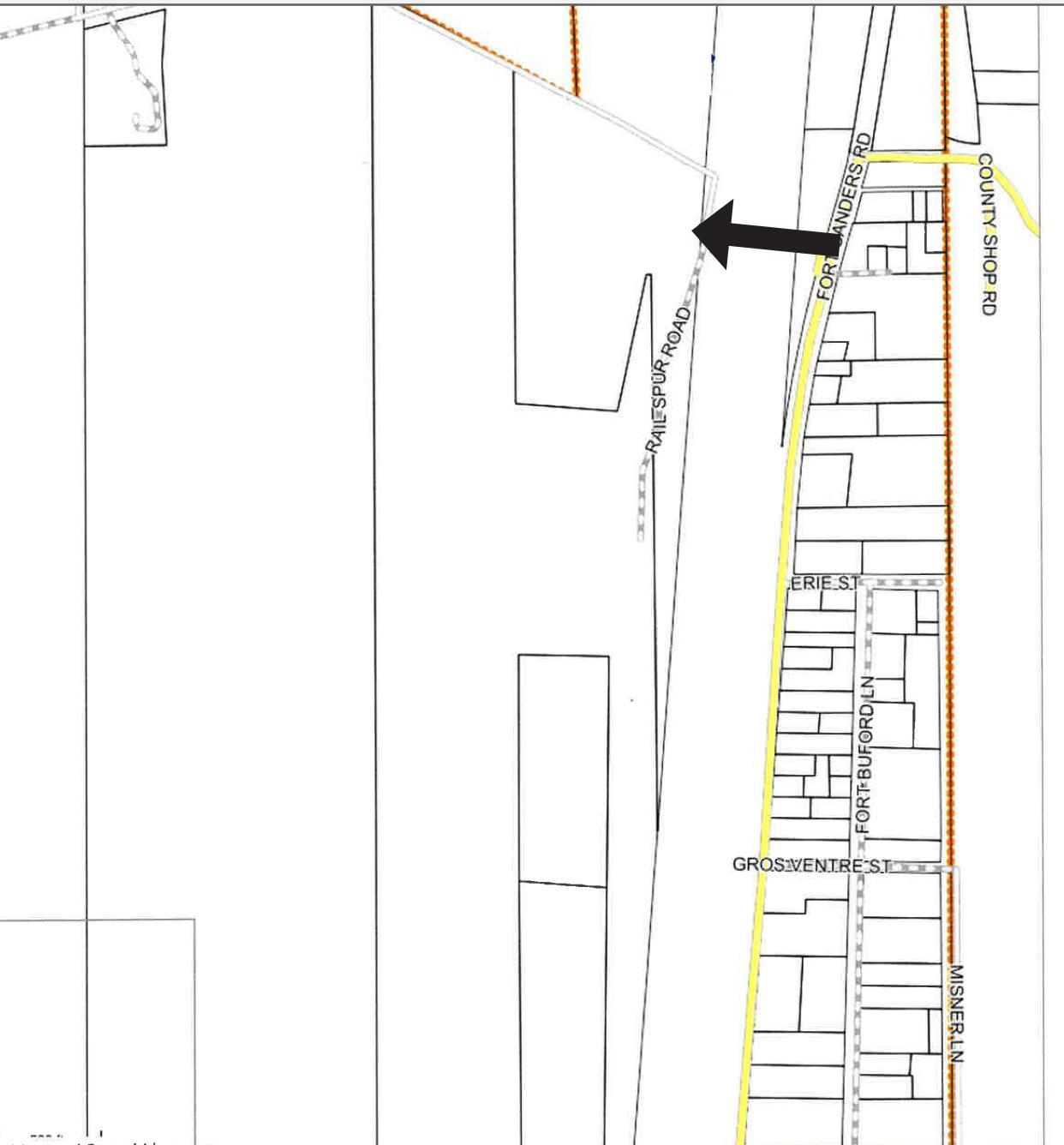
PROPERTY AERIALS



ACCESS TO SITE

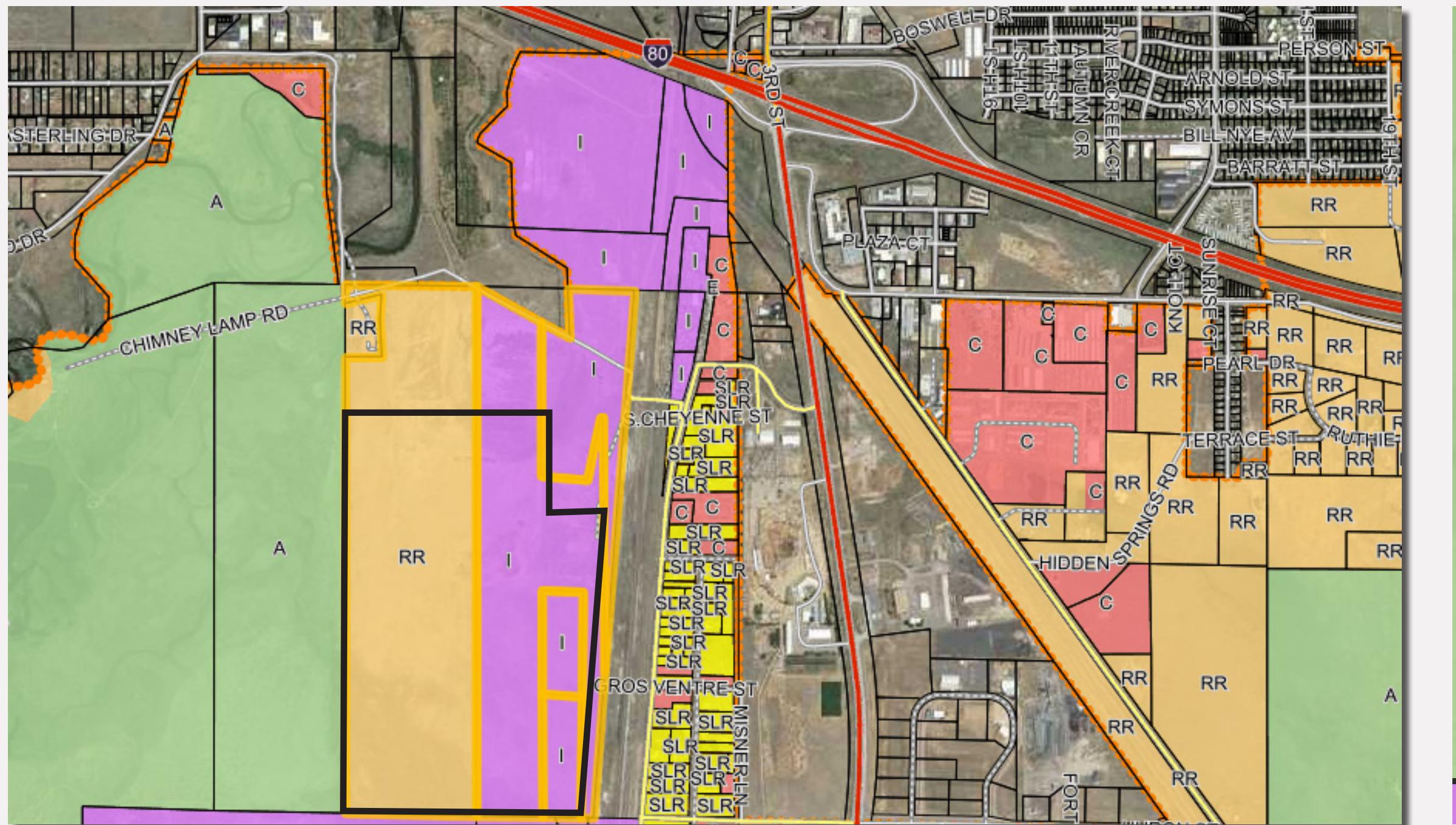


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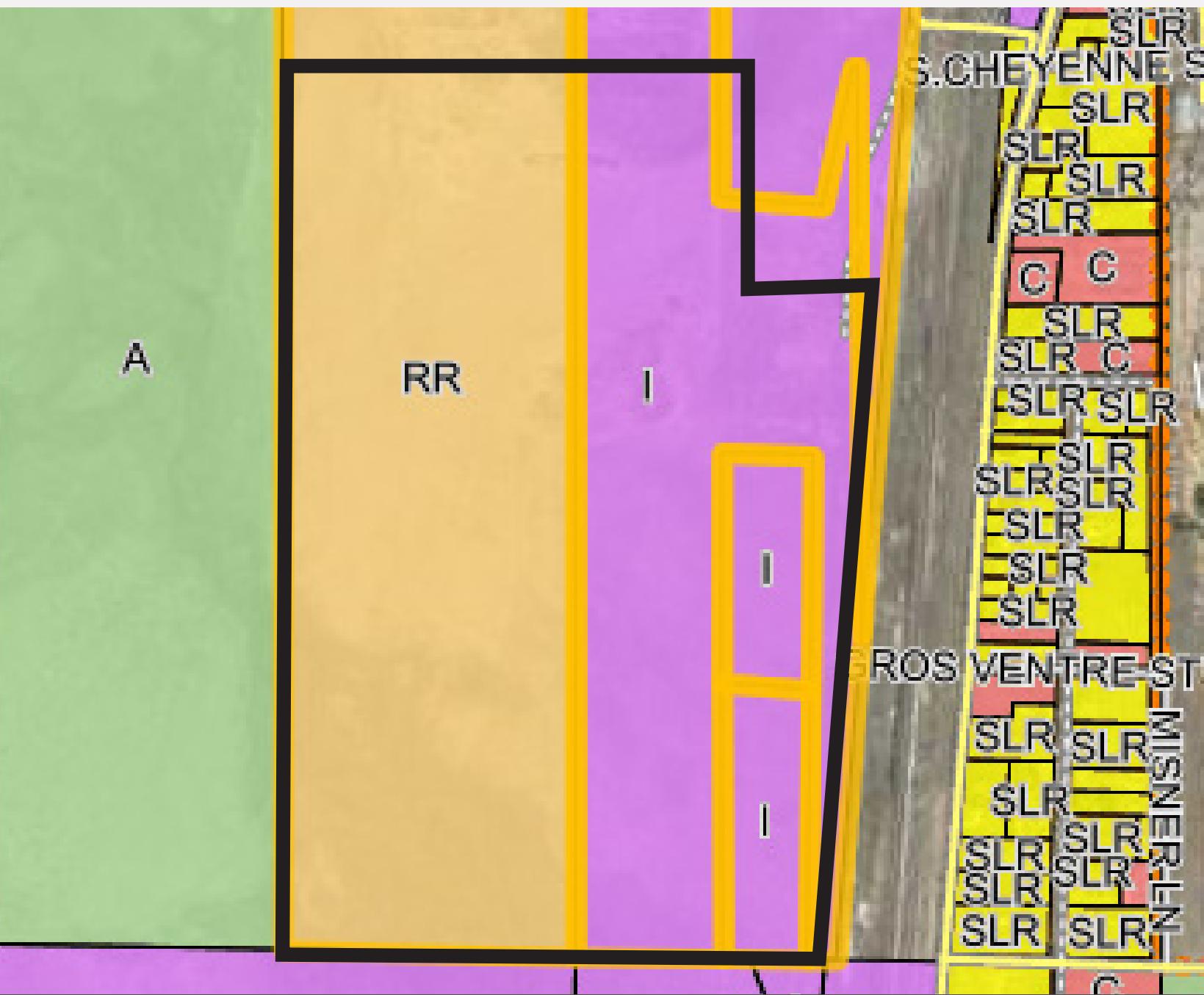


FORT SANDERS ROAD, LARAMIE, WYOMING

ZONING MAP



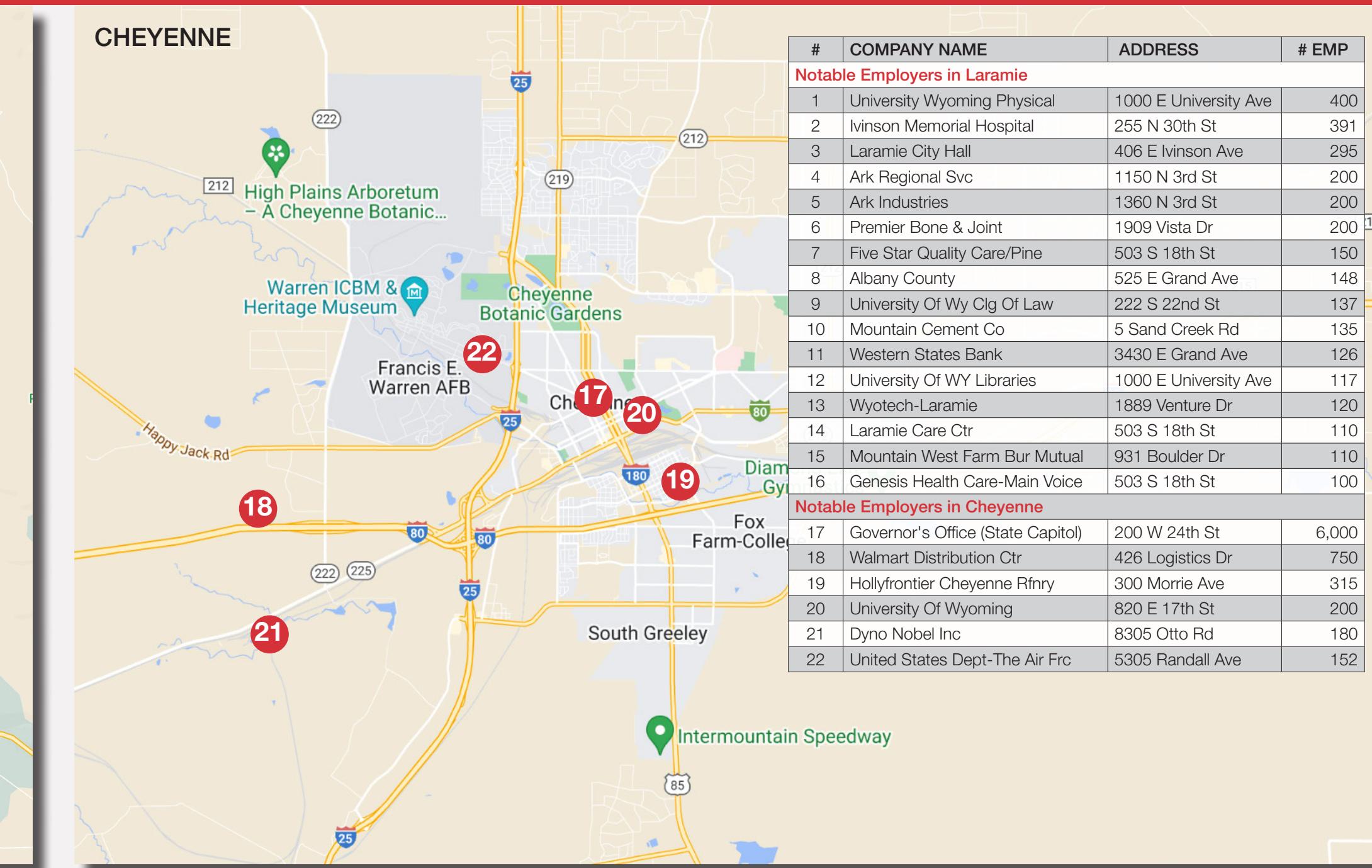
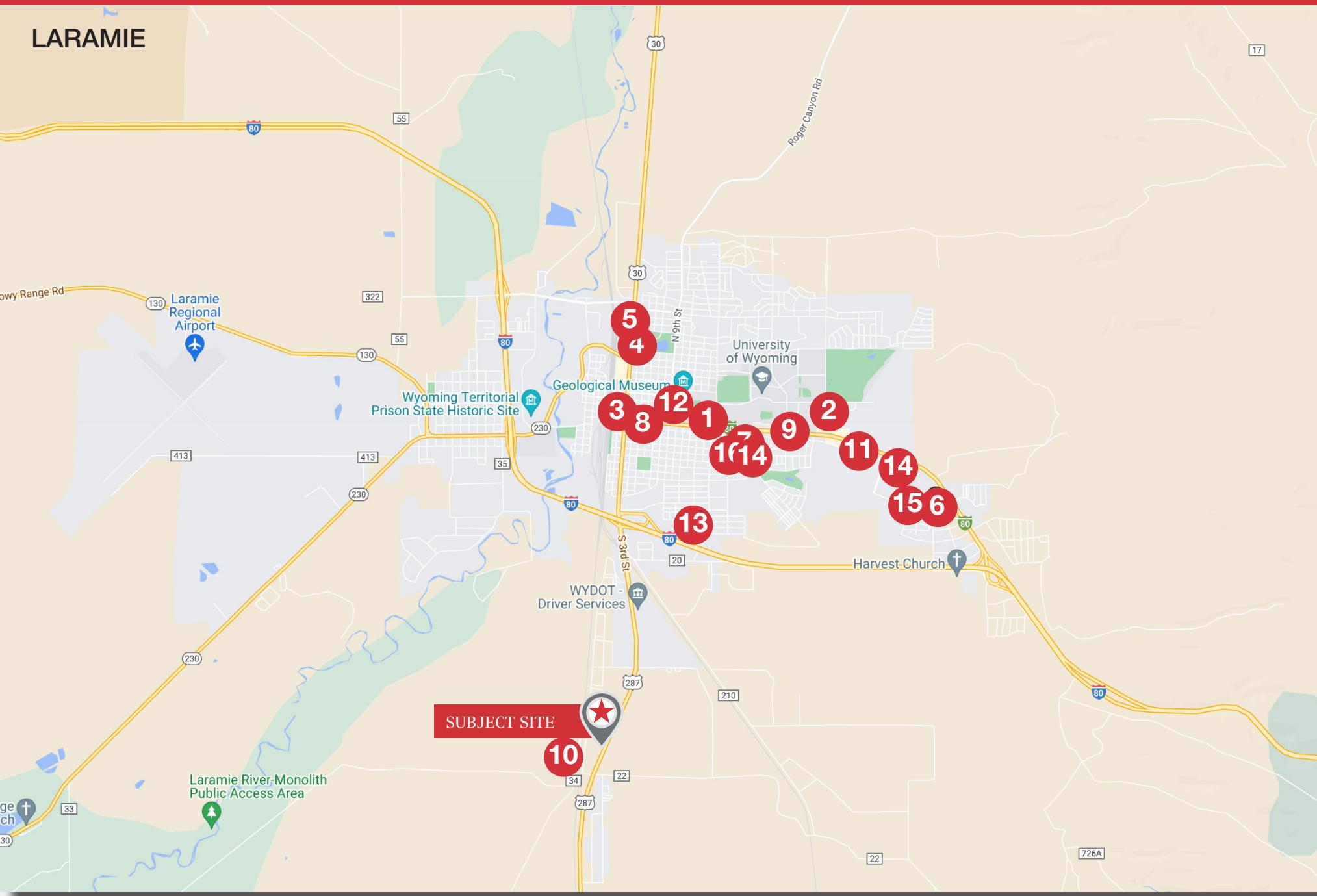
±220 ACRES FOR SALE OR LEASE



FORT SANDERS ROAD, LARAMIE, WYOMING

NEIGHBORING EMPLOYERS

100+ Employees within 50 miles



ZONING USES

I - INDUSTRIAL

ACCESSORY USES

Asphalt plant/hot mix plant
Compressor Station
Construction yard/shop, Heavy
Dairy processing (e.g. cheese factory)
Heavy equipment sales and service
Manufacturing, light
Manufacturing, heavy
Meat packing and slaughterhouse
Research and development
Saw mill, portable
Storage, outdoor
Telephone service garage
Temporary hot-mix facility



CONDITIONAL USES

Correctional facility
Landfill, commercial
Mineral processing (mineral mining is exempt)
Non-mineral mining
Refinery, petroleum and natural gas products
Salvage yard
Saw mill

UTILITY USES

Accessory Uses

Re-generation structures for fiber optic cables
Small wind energy systems
Switching station buildings and electronic enclosure building for phone lines
Temporary towers

Conditional uses

Commercial wind energy conversion systems
Power plant
Solar energy facility, commercial
Substations for electrical utilities
Towers

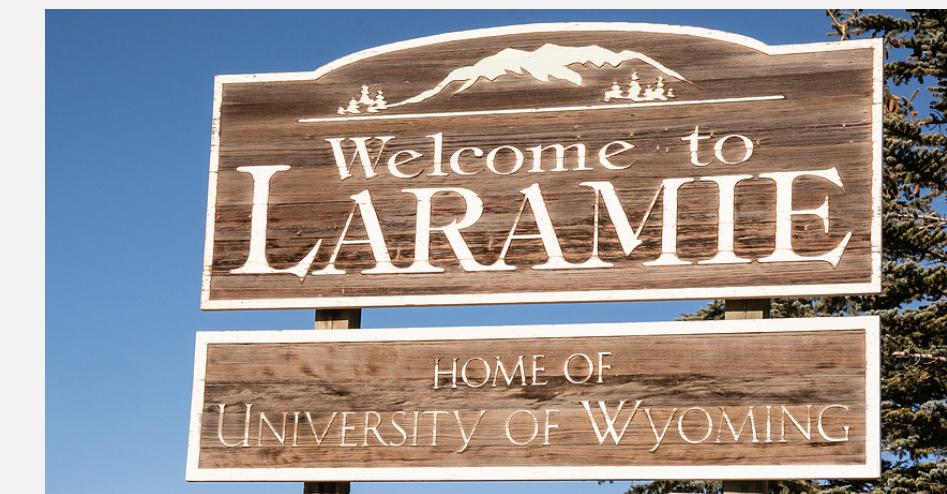
RR - RURAL RESIDENTIAL

PERMITTED

Asphalt plant/hot mix plant
Compressor Station
Construction yard/shop, Heavy
Correctional facility
Dairy processing (e.g. cheese factory)
Heavy equipment sales and service
Landfill, commercial
Manufacturing, light
Manufacturing, heavy
Meat packing and slaughterhouse
Mineral processing (mineral mining is exempt)
Non-mineral mining
Refinery, petroleum and natural gas products
Research and development
Salvage yard
Saw mill
Saw mill, portable
Storage, outdoor
Telephone service garage
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UTILITY USES

Permitted
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Switching station buildings and electronic enclosure building for phone lines
Towers



WHY WYOMING?

Tax Breaks/Economic Incentives

In Wyoming they take different approach to encouraging business growth. Rather than have multiple taxes which are then mitigated only for some qualifying businesses they keep the cost of doing business low by keeping the tax burden as low as possible for all businesses, both new and existing.

For example, Colorado has a “Job Growth Incentive Tax Credit” which provides a state income tax credit to qualifying businesses. Wyoming does not have a similar tax credit because there is no state income tax. Looked at another way, all businesses in Wyoming receive such a tax credit when compared to other states. [The Tax Foundation again ranked Wyoming #1 for the 2022 State Business Tax Climate Index.](#)

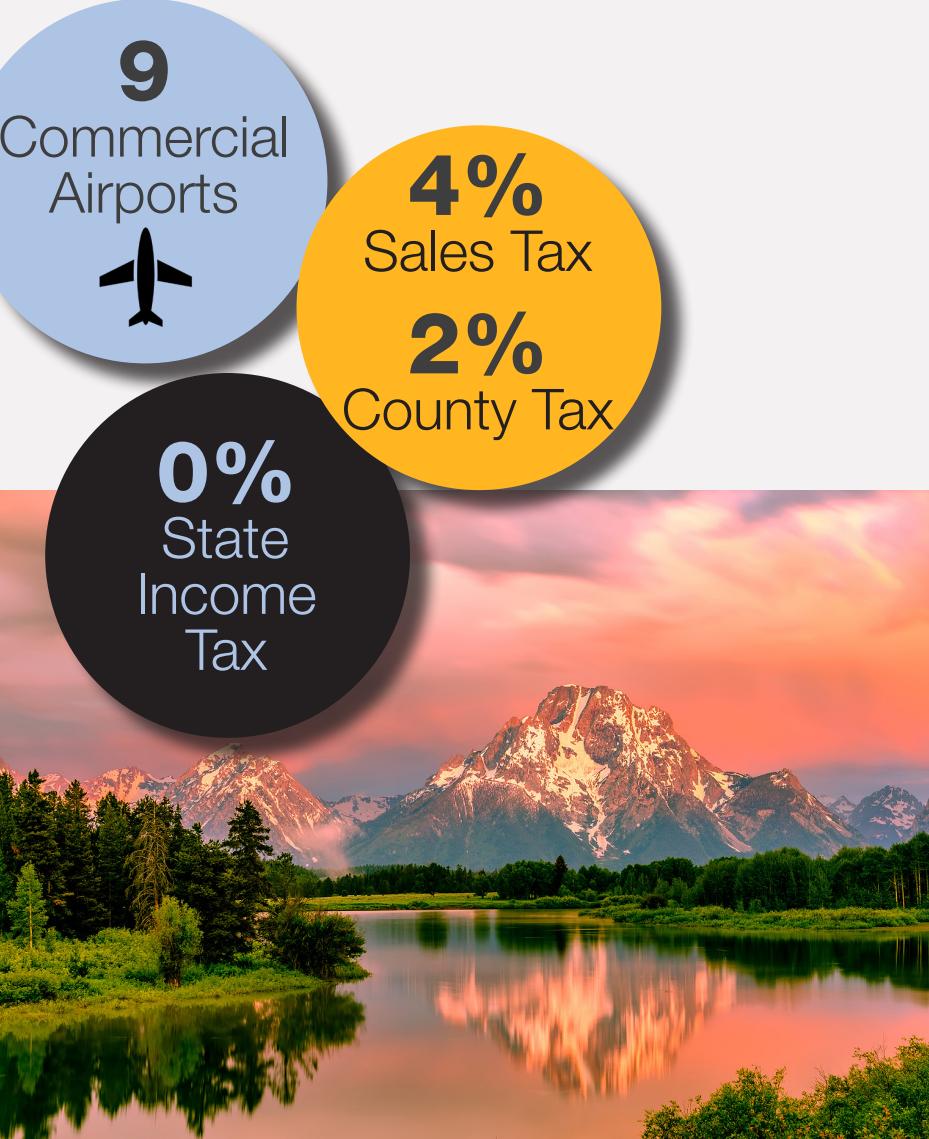
Tax advantages of doing business in Wyoming are:

- No state corporate or individual income tax
- No inventory tax
- No sales tax on manufacturing equipment
- No sales tax on electricity and gas used in the manufacturing process
- No state or local gross receipts tax
- Low sales tax (4% state + 2% county)



Wyoming has ranked **#1** for overall tax climate, corporate tax structure and individual income tax structure since 2013.

- Tax Foundation's State Business Climate Index



Wyoming ranks **#5** out of 50 states and the District of Columbia for educational opportunities and performance.

- Quality Counts, Report Card 2020/21



Offered at \$20,000 per acre or \$4,400,000

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