

# OVERLAND TRAILS BUSINESS PARK

LIGHT INDUSTRIAL/DISTRIBUTION - CHEYENNE, WY



// PRESENTED BY

## INDUSTRIAL LOTS FOR SALE

± 2 - ± 5.5 ACRES

LIGHT INDUSTRIAL ZONED

**Rob Graham**

*Broker - CCIM*

**The Graham Group**

**Coldwell Banker Commercial TPE**

**Ben Trautwein**

*Broker - CCIM*

**The Graham Group**

**Coldwell Banker Commercial TPE**

hrgraham@propertyex.com  
Direct | 307.214.6688

bentrautwein@gmail.com  
Direct | 307.286.7112



**COLDWELL BANKER  
COMMERCIAL**









**THE PROPERTY  
EXCHANGE**

# OVERLAND TRAILS PARK FEATURES

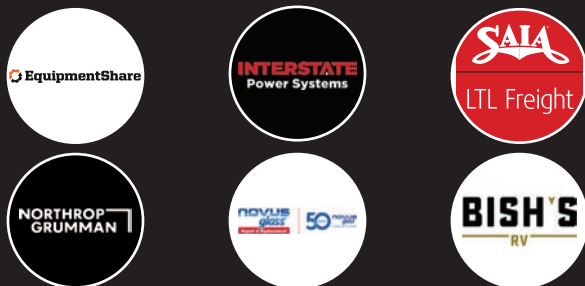
Strategically positioned within the Cheyenne Logistics Hub, these premier industrial lots offer unmatched connectivity just west of Interstate 25, between the Clear Creek Interchange (Exit 4) and College Drive Interchange (Exit 7). As part of the region's largest industrial park, this world-class site is designed to accommodate large-scale warehouse, distribution, development, and manufacturing operations.

Featuring direct access to I-25 and I-80, robust infrastructure with fiber connectivity, high-capacity water and sewer mains, and gas lines engineered for industrial energy demands, this location is ideal for businesses seeking efficiency, scalability, and regional reach. Located just 100 miles from Denver, this prime industrial hub ensures seamless logistics and supply chain operations in the heart of the Rocky Mountain region.

## PROJECT FEATURES

-  Lots Ranging from ±2-5.5 acres
-  City Services for Water and Sewer
-  Light Industrial & Manufacturing Uses
-  Located in the City of Cheyenne
-  Directly off of Interstate 25
-  For Sale
-  Shovel-Ready Sites
-  Industrial BTS Options

## CORPORATE NEIGHBORS



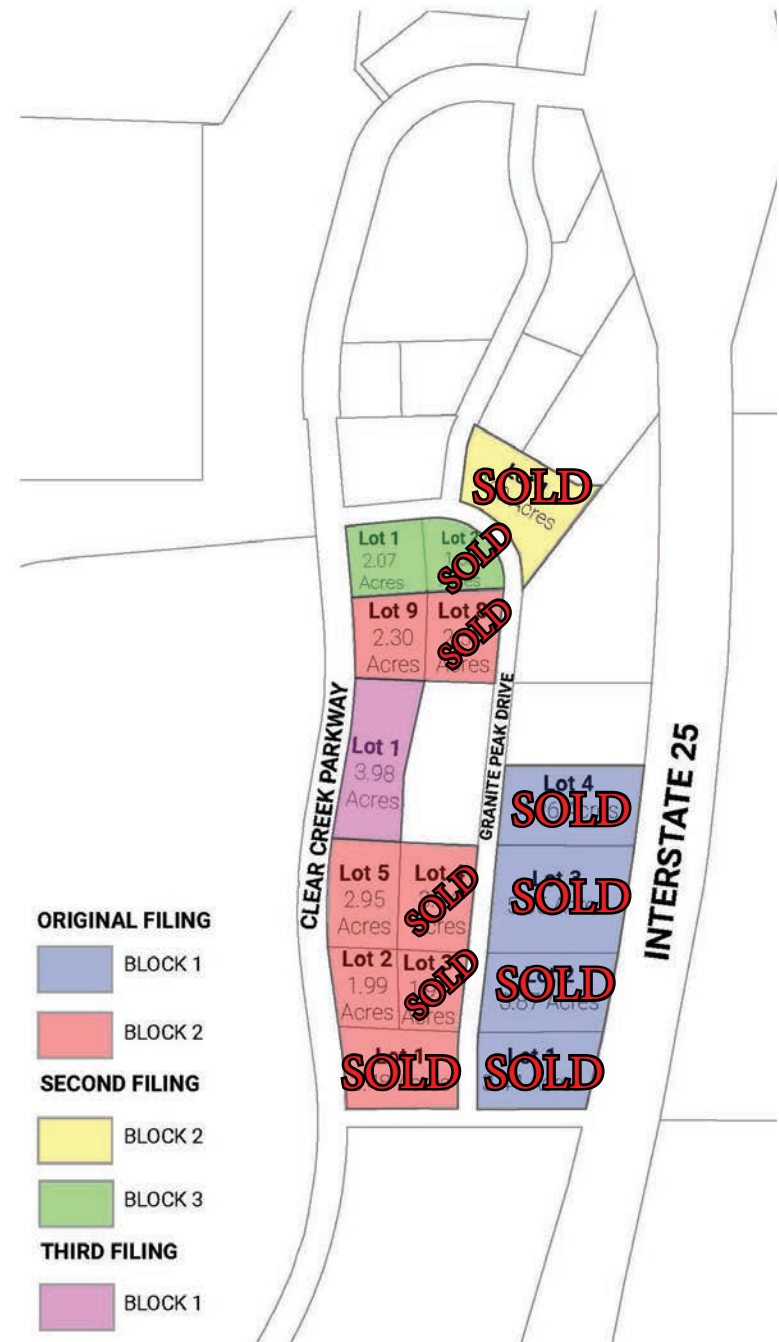
CHEYENNE, WY



CHEYENNE LOGISTICS HUB

# LOT PRICING \*\*subject to change

Filing	Lot	Block	Acres	List Price
Original	4	1	4.26	<b>SOLD</b>
Original	3	1	5.55	<b>SOLD</b>
Original	2	1	3.87	<b>SOLD</b>
Original	1	1	3.44	<b>SOLD</b>
Original	1	2	3.48	<b>SOLD</b>
Original	2	2	1.99	\$300,000.00
Original	3	2	1.97	<b>SOLD</b>
Original	4	2	3.04	<b>SOLD</b>
Original	5	2	2.95	\$450,000.00
2nd	1	2	3.9	<b>SOLD</b>
2nd	1	3	2.07	\$400,000.00
2nd	2	3	1.83	<b>SOLD</b>
Original	8	2	2.55	<b>SOLD</b>
Original	9	2	2.3	\$350,000.00
3rd	1	1	3.98	\$600,000.00



CLEAR CREEK PARKWAY

GANNETT PEAK DRIVE

GRANITE PEAK DRIVE

QUARTZ DRIVE

LOT PRICING

OVERLAND TRAILS BUSINESS PARK



Scan the QR code

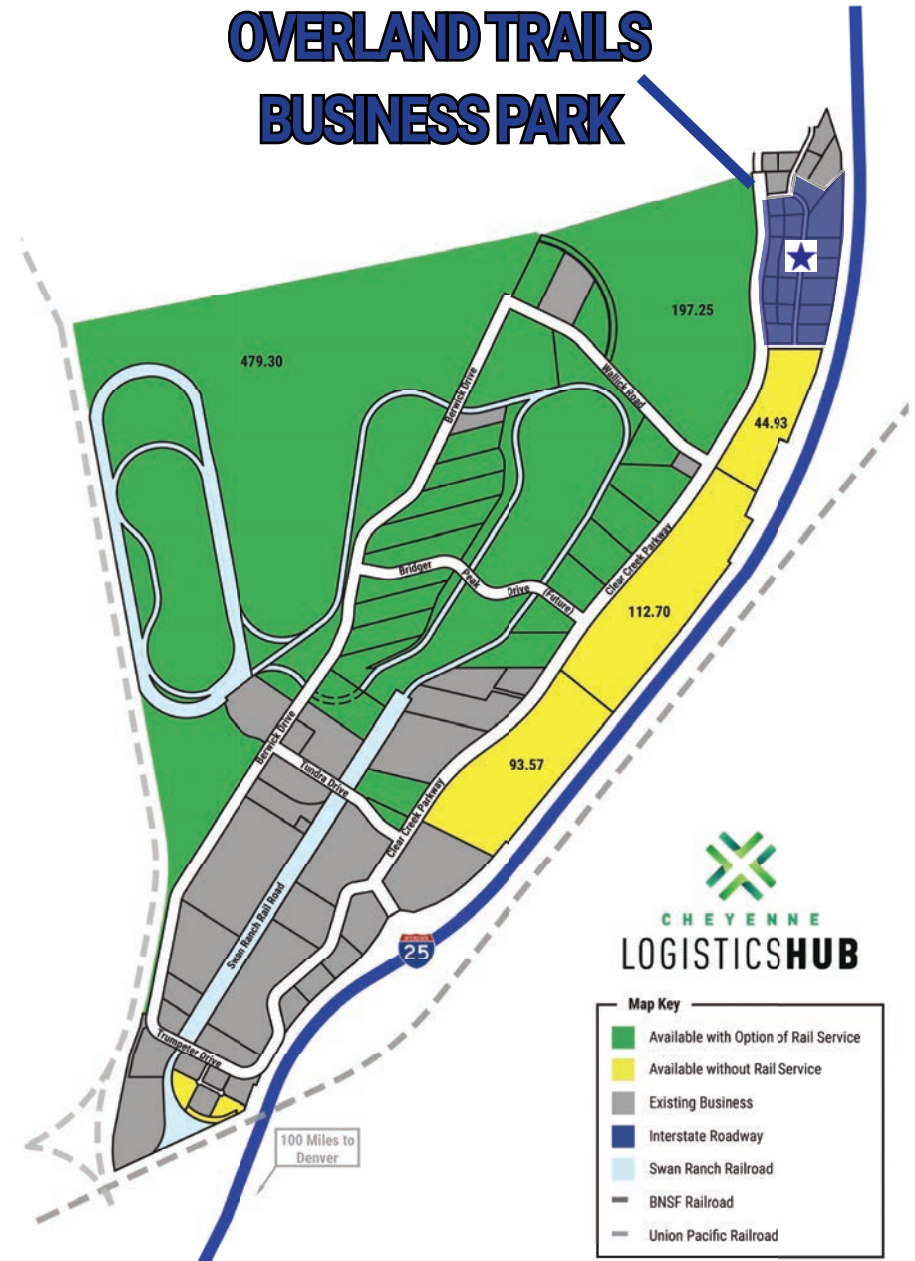
Scan QR Code on Your Phone/Camera  
For A "Birds Eye View"

# NEIGHBORING PARK FEATURES



Overland Trails Business Park offers a prime location adjacent to the Cheyenne Logistics Hub, providing direct access to I-25, I-80, and dual Class 1 rail service. With established utilities, fiber optics, and Wyoming's pro-business tax environment, this area ensures seamless logistics and cost savings. Home to corporate neighbors like Jebro, Precious Cat, Simon, Searing, Liberty, and more, it's an ideal hub for industrial, distribution, and manufacturing operations.

## CORPORATE NEIGHBORS





# OVERLAND TRAILS BUSINESS PARK

# #1

Business-Friendly Tax Climate in the Nation 5 Years Running

# 14

Minute Average Commute Time

# 183K

Laborshed



30+ MILES trails & bikeways

30+ PARKS & recreation areas

3 SCENIC AREAS within 30 minutes Pole Mountain, Vedauwoo, & Curt Gowdy State Park

# Why Cheyenne?

## Business Thrives Here

With the nation's "Most Business-Friendly Tax Climate" five years running, plus outstanding transportation options, top-ranked broadband connectivity, well-funded public education, safe neighborhoods, and abundant outdoor space and recreation opportunities, Wyoming businesses and people thrive.

## F. E. Warren Air Force Base

Is the oldest continuously active military installation within the Air Force and is one of three strategic-missile bases in the U.S.



U.S. AIR FORCE

### 9,700

personnel, civil service and dependents



## Cheyenne Frontier Days

Since 1897, Cheyenne has celebrated its Old West roots with this eye-popping festival. The center piece of this Western celebration is the world's largest outdoor rodeo. Other events include a carnival, air show, top-name entertainment, professional bull riding shows and several parades. This event draws nearly 200,000 annually.

## Education

Wyoming's commitment to education offers one of the highest high school graduation rates in the United States.



LARAMIE COUNTY COMMUNITY COLLEGE

### 5,389

Student Enrollment



LARAMIE COUNTY SCHOOL DISTRICT 1

### 14,164

Student Enrollment

Source: cheyenneleads.org, warren.af.mil & googlemaps.com



## Location of Choice

Cheyenne has a transportation triple play with the intersections of I-80 and I-25, two major railroads, and Denver International Airport (DIA) just 90 minutes away.

### HEADQUARTER LOCATIONS



## Cheyenne Regional Airport

Daily flights and free parking to and from Denver International Airport (DIA)



### 55 Minute Flight

## Drive Times

Fort Collins	45 Minutes
Laramie	50 Minutes
DIA	97 Minutes

# Why Wyoming?

More than just stunning views...the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. On top of that, it offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with wide open spaces and soaring, snow-capped mountains.



Laramie, Wyoming

**University of Wyoming** is the only University in Wyoming and has one of the lowest cost tuition levels among four-year universities. Students come from all 50 states and 82 countries to attend. 59% of the students are from the great state of Wyoming.

 <b>±12,000</b> Student Population	 <b>8</b> Community Colleges	 <b>9</b> Commercial Airports	 <b>2</b> Class One Railroads
---	---	--	--

## Rocky Mountain Location

- The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.
- Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to and from communities statewide.

Source: wyo.gov, wyomingbusiness.org, wyo.edu & livability.com

Wyoming



**2 NATIONAL PARKS**

**5 NATIONAL FORESTS**

**12 STATE PARKS**

and countless acres of public land to hunt, fish, bike, hike, and climb.



State Population  
**580,435**

Income Tax  
**0**

Sales Tax  
**4%**

Unemployment Rate  
**2.9%**

9th Largest State  
**97,914**  
Square Miles





**Ben Trautwein**  
Broker - CCIM  
tel 307.286.7112  
[bentrautwein@gmail.com](mailto:bentrautwein@gmail.com)

**Rob Graham**  
Broker - CCIM  
tel 307.214.6688  
[hrgraham@propertyex.com](mailto:hrgraham@propertyex.com)



**COLDWELL BANKER**  
**COMMERCIAL**  
THE PROPERTY  
EXCHANGE