



\$ 650,000

HEAVY INDUSTRIAL ZONED LOT

This 2 acre vacant land commercial development opportunity is conveniently located in the Campstool Business Park. The site offers paved city roads, city utilities and is zoned Heavy Industrial, with direct access to U.S. Interstate-80 at the Campstool Road Exit Interchange and located near Lowe's Distribution Center, Microsoft Data Center, Best Western Plus, Sierra Trading Post and Cheyenne Business Park.



**COLDWELL BANKER
COMMERCIAL**
THE PROPERTY
EXCHANGE

Property Features:

- 2 Acres
- Zoned HI
- 87,120 SF
- Paved City Roads
- Interstate 80 Access
- Campstool Business Park
- City Utilities



TBD Trucker Trail
Cheyenne, WY
82007



Rob Graham - grahamgroupcre.com - 307.214.6688