



Space Available  
**9,907 SF**

Lease Rate  
**\$16.50/SF NNN**

NNN Rate  
**\$3.00/SF**  
*Utilities not included. 2025 est.*

*LARGE INDUSTRIAL SPACE WITH DRIVE-THRU DOORS FOR LEASE*

- 9,907 SF industrial facility delivering Spring 2026; secure early to customize build-out.
- Optional second building available, built to suit.
- Strategic location just off I-25, ideal for a wide range of industrial uses.
- Part of the Cheyenne Logistics Hub, with direct access to I-25 and I-80: over \$80 million in existing infrastructure in the Rocky Mountain Region's most well-equipped industrial park.
- Direct road access north/south/east/west.
- Wyoming advantage: lowest corporate and property taxes in the region.
- Designed for efficiency: (3) 16' overhead doors, with an option to install 3 more, if needed.
- 24' clear height, and customizable layout.

## Industrial for Lease

**TBD**  
**GRANITE PEAK DR**  
**CHEYENNE, WY 82007**

Prime Location in the  
Rocky Mountain Region's  
most well-equipped  
logistics hub.

**COMING SPRING 2026**

**On Schedule for Spring 2026 Delivery!**







Front Elevation



Side Elevation



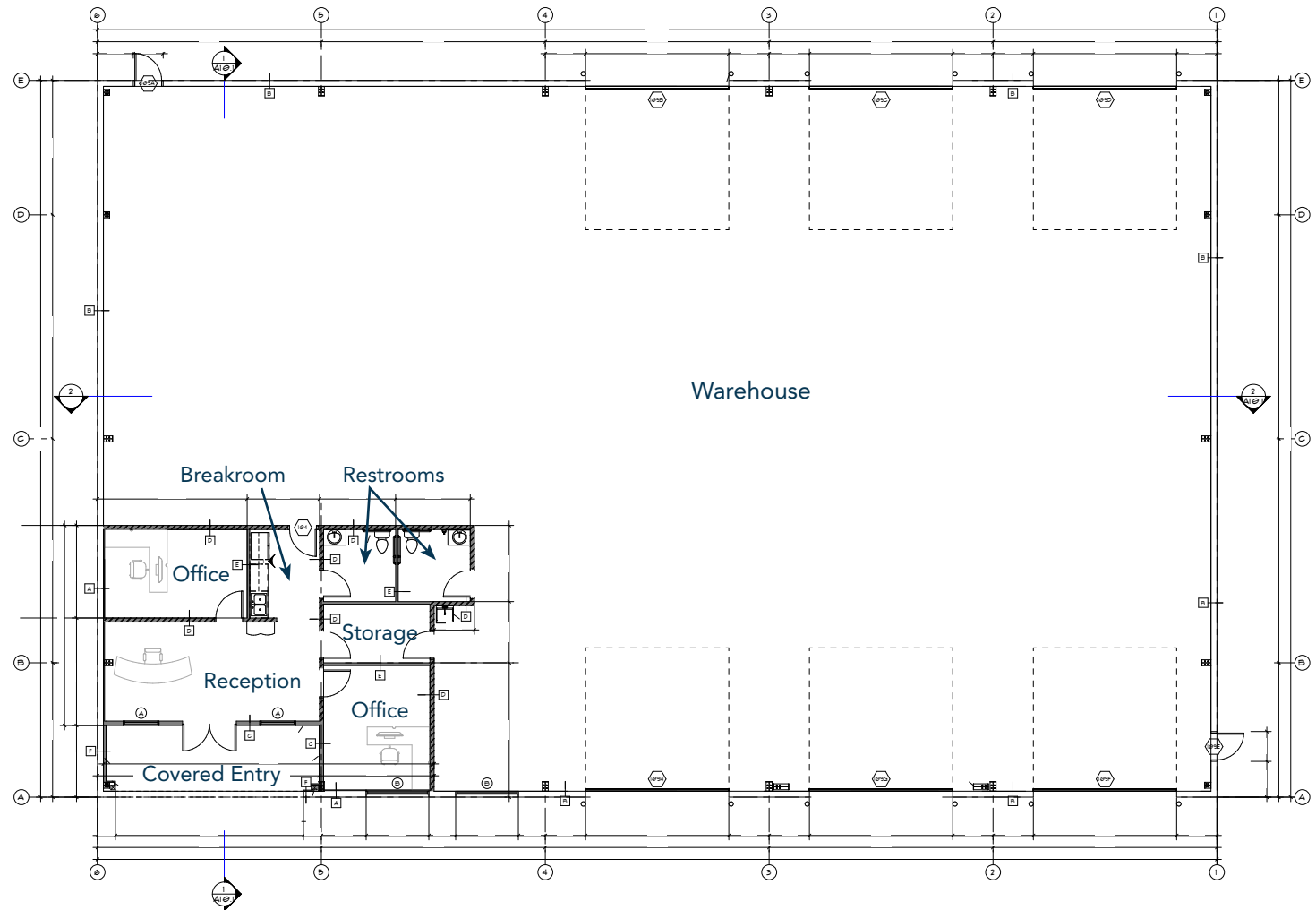
Side Elevation



Back Elevation

## Property Specifications

- (6) overhead doors total: 16' x 16'
- Clear Height: Approximately 24'
- Power: 3 phase, 400 amps
- Yard Space: Approximately 0.5 acre
- Slab on Grade: 6" thick in warehouse space, 4" thick in office space
- Zoning: Light Industrial





# AREA MAP



**CONTACT:** David Katz, CCIM • 970-481-5808 • [dkatz@waypointRE.com](mailto:dkatz@waypointRE.com)  
Jack Chunko • 970-213-5063 • [jchunko@waypointRE.com](mailto:jchunko@waypointRE.com)



DAVID KATZ, CCIM / JACK CHUNKO  
125 S Howes St., Suite 500, Fort Collins, CO 80521 • 970-632-5050 • [www.waypointRE.com](http://www.waypointRE.com)

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.