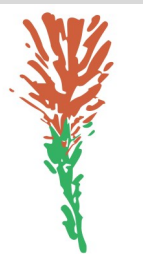
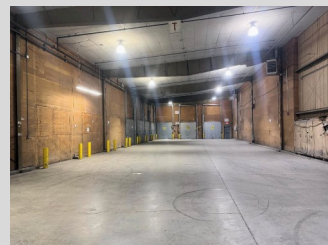
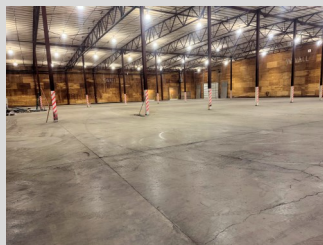


Riverwalk Commerce Center

575 Snowy Range Road
Laramie, WY



Listed by:
Effie Bader
Owner/Associate Broker
(303) 880-0909
effiebader@yahoo.com

Laramie Land Company
769 N. 4th Street
Laramie, WY 82072
(307) 721-3030
www.LaramieRealEstate.com

Riverwalk Commerce Center

575 Snowy Range Road
Laramie, WY

Location

Laramie is home to the University of Wyoming as well as a vibrant downtown and extraordinary recreational opportunities. Located approximately 1 hour from Fort Collins, Colorado, 2 hours from Denver and just 45 minutes from Cheyenne, Laramie provides a quieter small town feel but also allows residents to jaunt to a "City" for a day.

Not only is the property located within 1 mile of I-80, it is located Centrally in town. Downtown Laramie offers an energetic scene with restaurants, breweries, shopping and local art murals throughout. Laramie Main Street, the economic development organization for downtown, has received many awards and achievements through the years while making the downtown a top destination for not only tourists but locals. Most recently, Main Street America published a community profile of Laramie Main Street as an example of "organizations, individuals, volunteers, and local leaders working to advance our common cause of fostering vibrant, thriving communities."

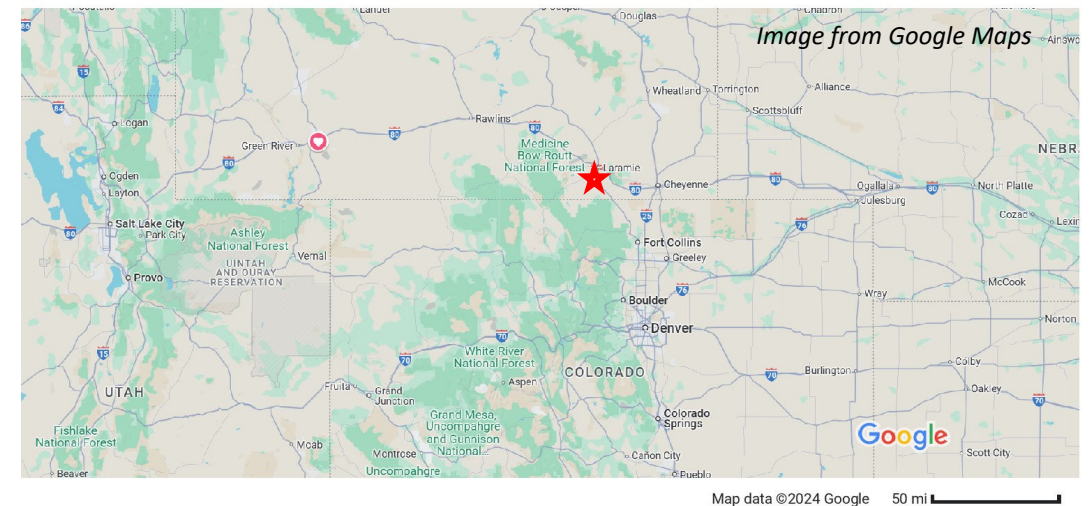
The Laramie Chamber Business Alliance notes that Laramie is known as the Gem City on the Plains, the town is nestled in between more than 1.5 million acres of Medicine Bow National Forest to the west and Vedaawoo, Curt Gowdy State Park and Pole Mountain Area to the East. A recreational enthusiast will find hundreds of miles of trails for all recreational riding, biking, skiing and hiking you can imagine as well as the use of Snowy Range Ski Area for the downhill skiers.

Laramie Demographics

Est. Population July 2023 – 32,152 (US Census data)

Median Household Income (2023): \$52,414 (U.S. Census data)

Median Age: 26.6 (World Population Review)

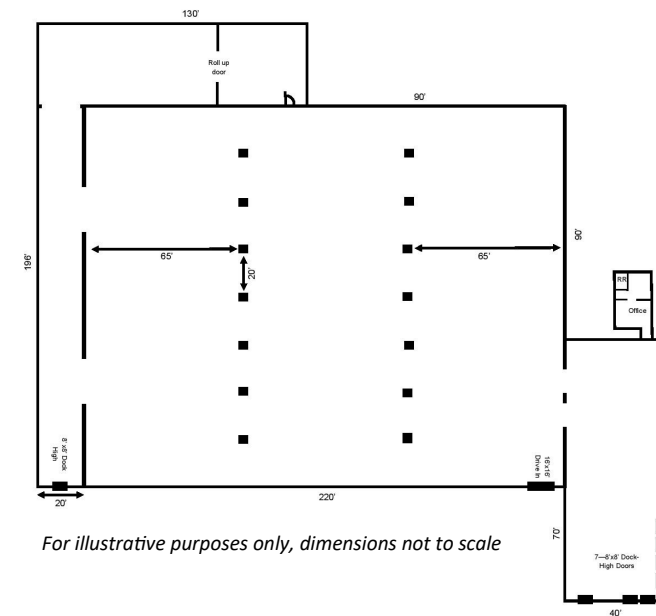


Map data ©2024 Google 50 mi



- Building 42
- 45,848 SF available
- +/- 280 SF office space
- Approximately 20' - 24' clear height
- 14' x 16' drive-in door
- 8 Dock-high doors
- Ample Power, 3 phase
- I-2 Zoning, Industrial
- Wet Sprinkler System
- Lease rate of \$6.00/SF NNN

Building Layout



For illustrative purposes only, dimensions not to scale

