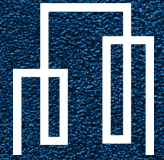


# OVERLAND TRAILS

LIGHT INDUSTRIAL LOTS FOR SALE  
±2 Acres to ±5.5 Acres



**LOT SIZES:**

± 2 TO ±5.5 ACRES

**ZONING:**

LI-LIGHT INDUSTRIAL

**HIGHLIGHTS:**

16,750 Daily Traffic Counts on  
Interstate 25

**ADDRESS:**

TBD Clear Creek Parkway & TBD Granite Peak Drive  
Cheyenne, WY 82007

**LOCATION:**

Located just West of Interstate 25 between the Clear Creek Interchange  
(Exit 4) and College Drive Interchange (Exit 7).

**SUMMARY:**

15 Prime Commercial/Industrial lots located in The Cheyenne Logistics  
Hub. These lots range in sizes of 1.83-5.5 Acres in Light Industrial  
Zoning, with direct access to Interstate 25.



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# OVERVIEW

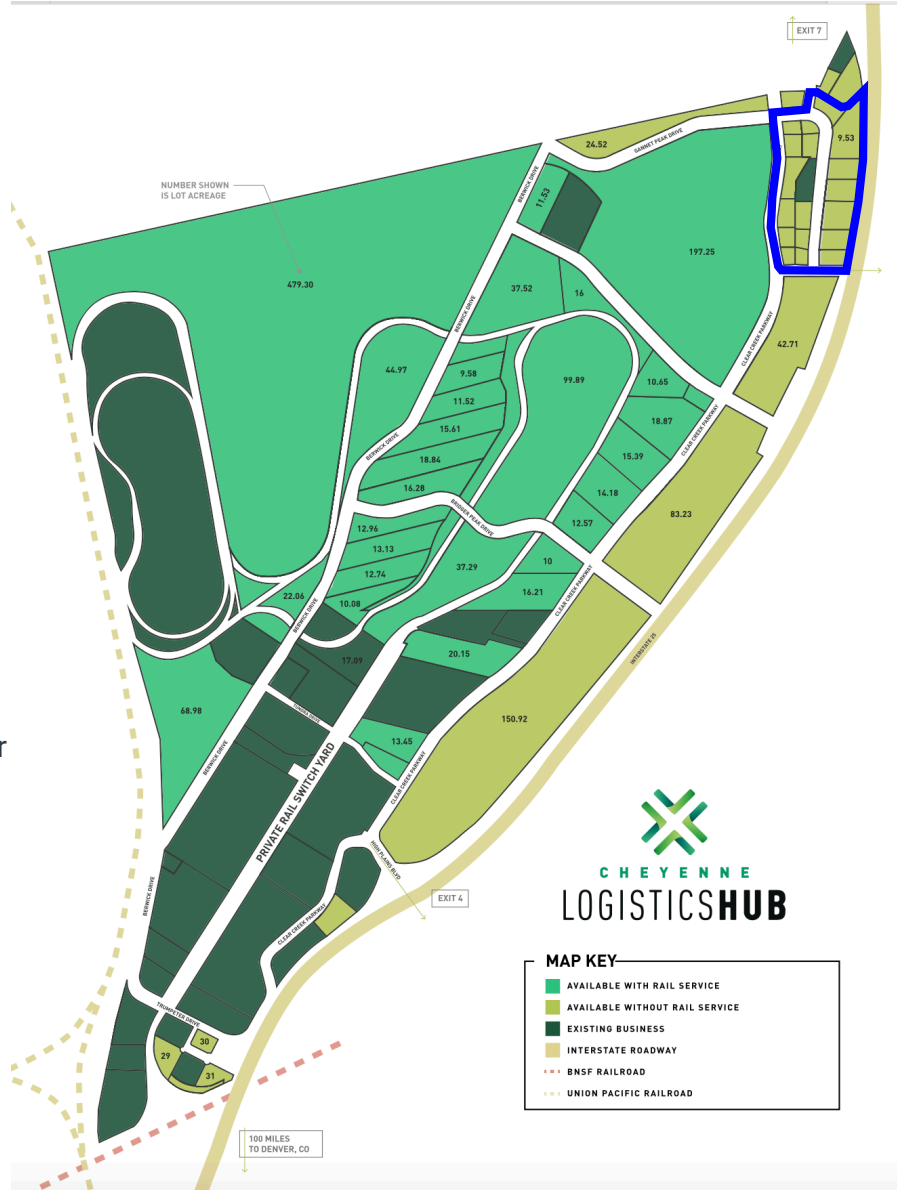


## OVERVIEW:

Premiere Industrial lots located in the Cheyenne Logistics Hub just West of Interstate-25 between the Clear Creek Interchange (Exit 4) and College Drive Interchange (Exit 7). This world-class park provides users access to the resources and systems they need on a larger scale.

## HIGHLIGHTS:

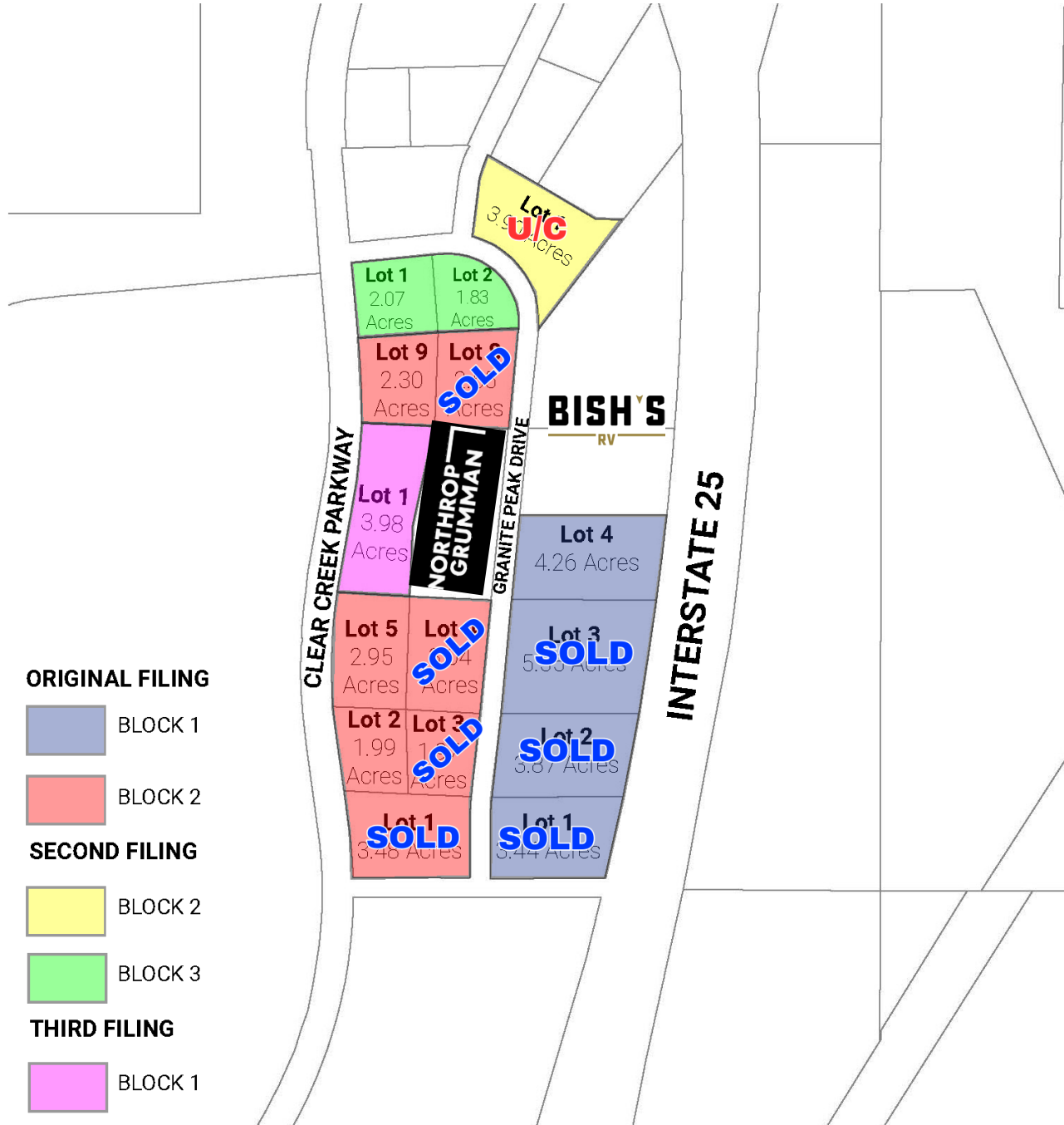
- Unparalleled access to I-25 and I-80 from the largest industrial park in the region
- Fiber
- Access to Water and Sewer mains equipped to handle larger users
- Gas lines scaled to handle gas and energy needs, no matter how big your operation
- 100 miles to Denver, Colorado
- Prime location for Warehouse, Development, Distribution and Manufacturing



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

# PLAT MAP

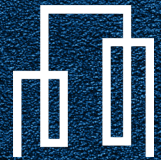
Multiple Filings



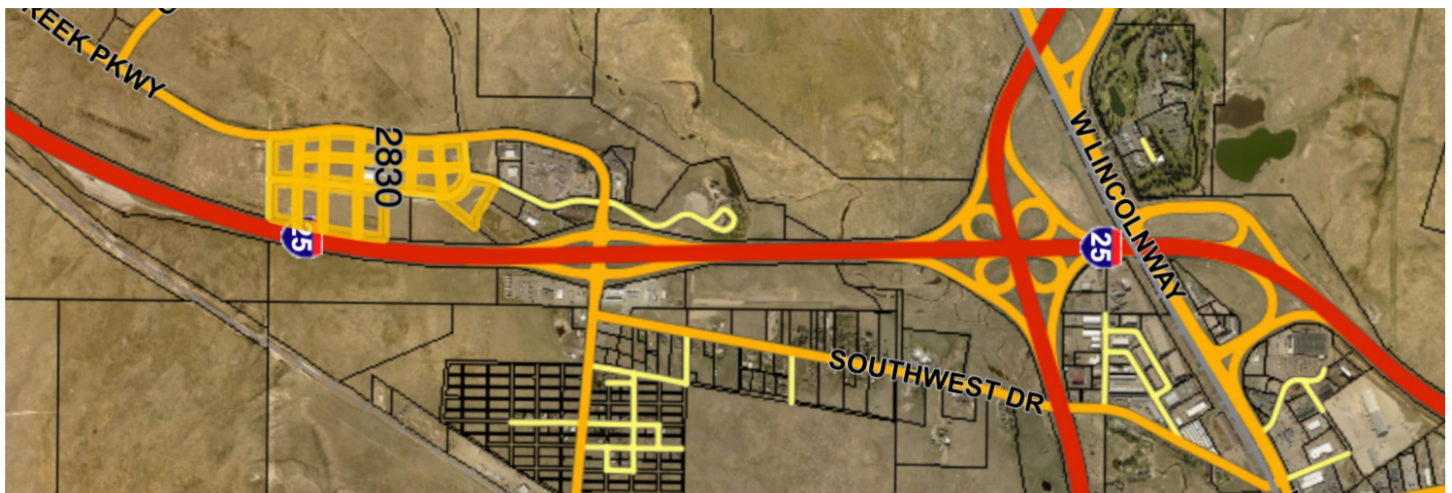


# LOT PRICING

\*\*Subject To Change



Filing	Lot	Block	Acres	List Price
Original	4	1	4.26	\$740,000.00
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	\$390,000.00
Original	3	2	1.97	<b>SOLD</b>
Original	4	2	3.04	<b>SOLD</b>
Original	5	2	2.95	\$480,000.00
2nd	1	2	3.9	<b>PENDING</b>
2nd	1	3	2.07	\$400,000.00
2nd	2	3	1.83	\$350,000.00
Original	8	2	2.55	<b>SOLD</b>
Original	9	2	2.3	\$400,000.00
3rd	1	1	3.98	\$650,000.00



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# STREET MAP



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