

FOR LEASE
15,378 SF



INDUSTRIAL SPACE

314 EVELYN ST, Unit A
CHEYENNE, WY 82007

Joe McQueen
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*Town*Vest, LLC

LEASE SUMMARY

STARTING
RENT

\$11/SF NNN

LEASABLE
UNITS

15,378 SF

FLEXIBLE USES

**Warehouse
Distribution
Manufacturing**

CAM

\$1.22/SF

YARD

**YES - Customizable up to
1/4 Acre**

ELECTRICAL
POWER

**200 Amps of 120/240 V
3-phase**

CLEAR HEIGHT

26'

LOADING

**1 Drive-In, 1 Rail-High and
3 Dock High Doors**

ZONING

L-I

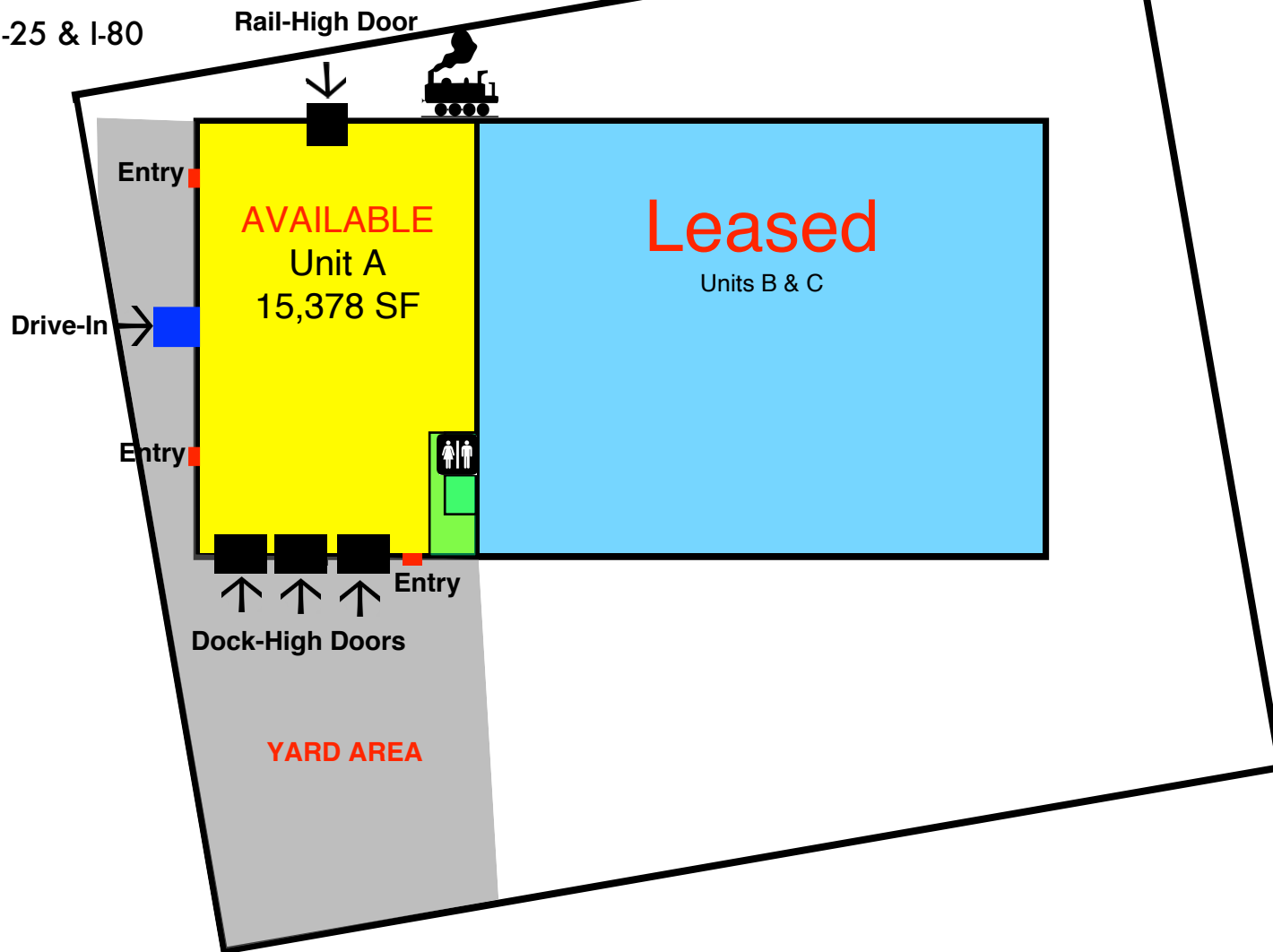
COUNTY

Laramie



OVERVIEW

- ✓ Central Location with Easy Access to I-25 & I-80
- ✓ High 26' Ceilings
- ✓ 3 Dock-High and 1 Drive-In Doors
- ✓ 1 Rail High Door
- ✓ Rail Possible (Union Pacific)
- ✓ 2 Private Bathrooms
- ✓ Office and Reception Area
- ✓ Fully Fire Sprinklered
- ✓ Gas Heaters
- ✓ Yard Available



Disclaimer: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

LOCATION



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