

2302 W Lincolnway

Cheyenne, Wyoming 82001

Warehouse building with industrial outdoor storage for lease in Cheyenne

SPACE AVAILABLE

OPTION A- WAHSBAY

2,349 SF

OPTION B- WAREHOUSE

10,259 SF

OPTION C- ENTIRE
BUILDING

12,608 SF

LEASE RATE

OPTION A- WAHSBAY

\$15.00/SF

OPTION B- WAREHOUSE

\$11.00/SF

OPTION C- ENTIRE
BUILDING

\$11.50/SF

NNN RATE

\$1.50/SF

PROPERTY OVERVIEW

2302 W Lincolnway
Cheyenne, WY 82001



LOADING

- One 12'x14' dock high door
- Two 12'x14' overhead doors

INDUSTRIAL OUTDOOR STORAGE

- 1.71 acre site
- Fenced yard with gate access
- Ample parking and storage/lay down space

STRUCTURE & POWER

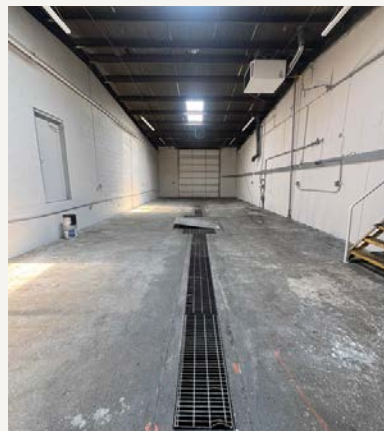
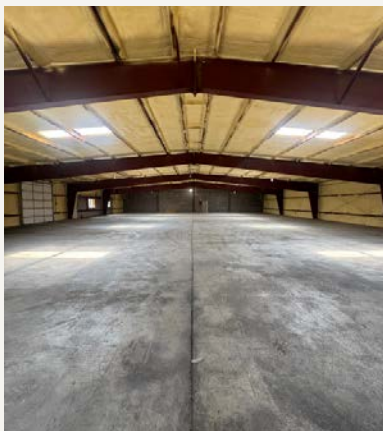
- Metal structure
- 3-phase 220v / 400 amps

YEAR BUILT

1975

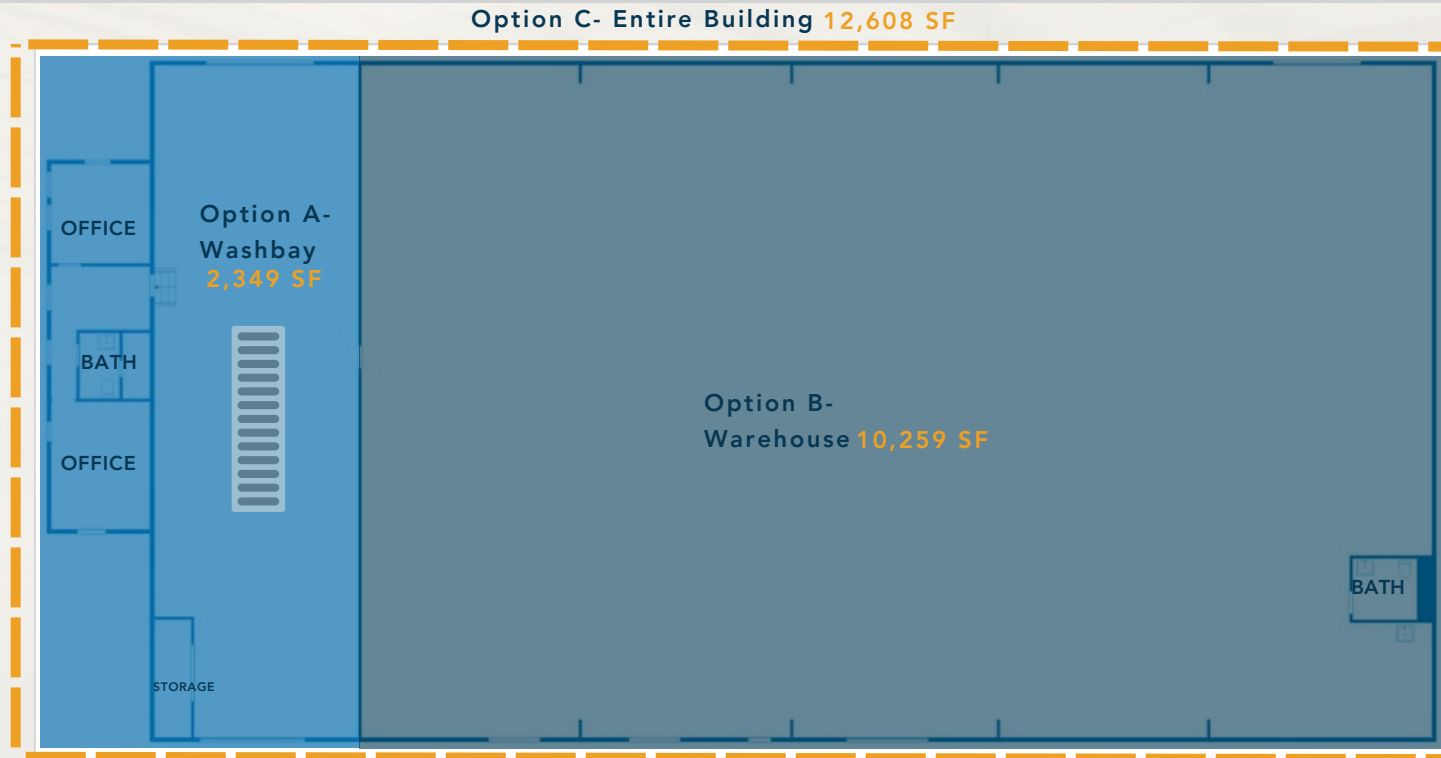
ZONING

CB (Community Business)



FLOOR PLAN & DETAILS

[View on Google Maps →](#)



BUILDING

DIMENSIONS	150' x 80'
CLEAR HEIGHT	16'
OFFICE BUILD-OUT	10-15%
RESTROOMS	2
BUILDING SIGNAGE	Yes

MECHANICAL & SITE

HEAT TYPE	Gas heater
AIR CONDITIONING	No
PARCEL #	R0052064

UTILITY PROVIDERS

ELECTRIC	Black Hills Energy
GAS	Black Hills Energy
WATER & SEWER	Board of Public Utilities
TRASH	Board of Public Utilities
INTERNET	Spectrum

2302 W Lincolnway

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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.