

2923 Clear Creek Parkway

Cheyenne, WY 82007

20,000 SF freestanding industrial building under construction, with 2.5 acres of fenced yard included.

AVAILABLE

20,000 SF

LOT SIZE

2.95 Acres

ZONING

LI · Light industrial

LEASE RATE

\$18.50/SF + \$3.00/SF NNN

PROPERTY OVERVIEW

2923 Clear Creek Parkway
Cheyenne, WY 82007



NEW CONSTRUCTION · RENDERING



SITE AERIAL



ENTRY & OVERHEAD DOORS

LEASE TERMS

Base rate	\$18.50/SF
NNNs (est.)	\$3.00/SF
Term	Negotiable

BUILDING

Available	20,000 SF
Configuration	Freestanding
Structure	Steel frame
Overhead doors	3 · 16'
Power	3-phase, 480V

SITE

Land size	2.95 acres
Fenced yard	2.5± acres
Zoning	LI · Light industrial
Parcel	13671440500500

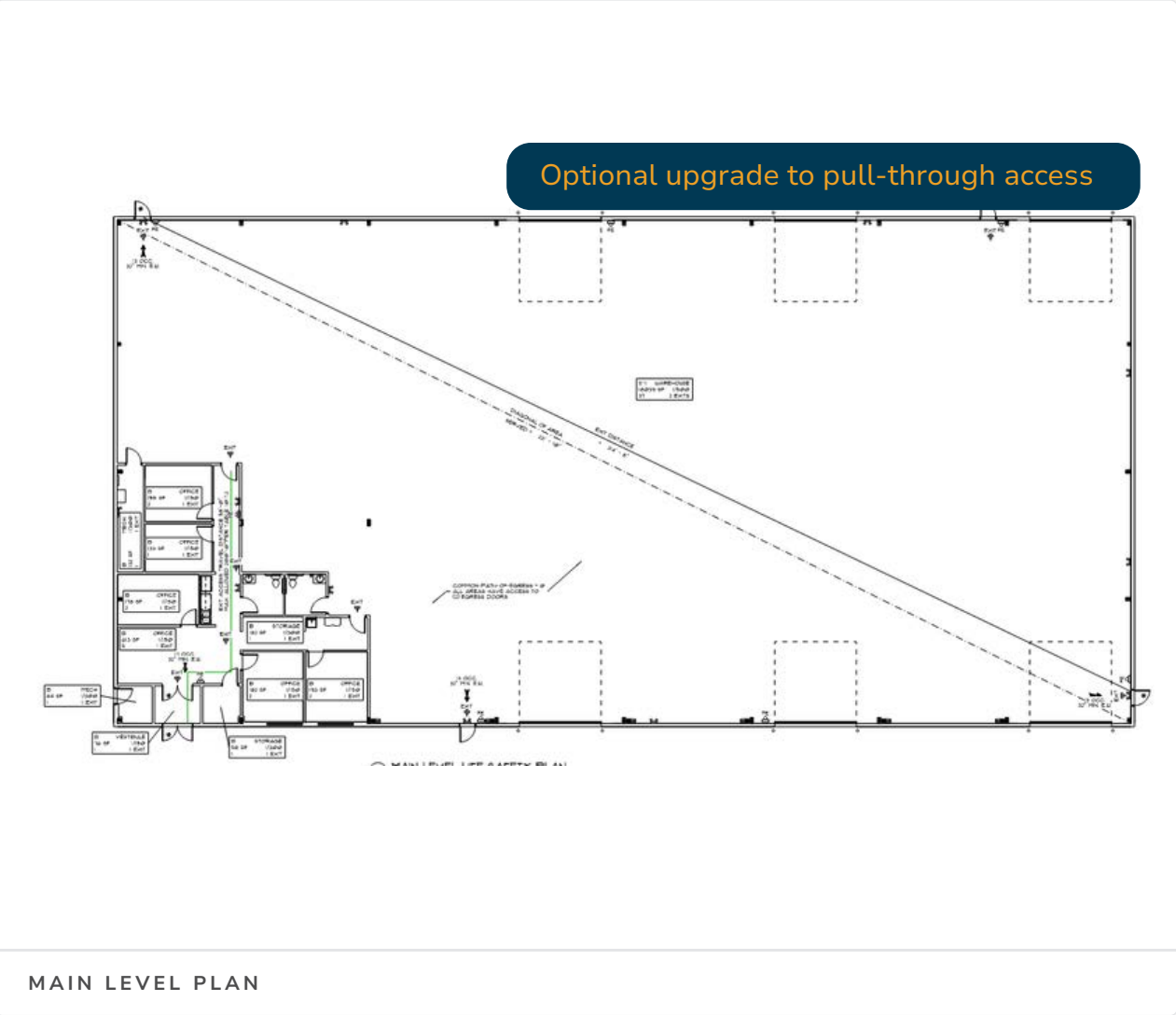
HIGHLIGHTS

- Fenced yard for equipment, fleet vehicles, and materials
- Kitchenette, private offices, and dedicated restrooms

BUILDING PLAN & ELEVATIONS

2923 Clear Creek Parkway
Cheyenne, WY 82007

Base-level office plan and elevations for the building under construction. The interior can still be tailored for a tenant who comes in early.



SPECIFICATIONS & OPTIONS

2923 Clear Creek Parkway
Cheyenne, WY 82007

Quoted rate covers 20,000 SF, the base-level office plan, and 2.5 acres of yard. Several elements can still be scaled up before construction wraps — each adjusts the rate accordingly.

UTILITIES & INFRASTRUCTURE

Power	3-phase, 480V
Electric & gas	Black Hills Energy
Water & sewer	Board of Public Utilities
Internet	Spectrum
Metering	Separately metered

ALSO AVAILABLE

- Fiber and high-speed internet service
- Building signage

INTERIOR & SITE

- Private offices, kitchenette, and dedicated restrooms
- Three 16' overhead doors
- Clear Height: 24'
- Parking at the front of the building
- 2.5-acre fenced yard for equipment storage, fleet vehicles, and materials
- Steel frame with steel roof

TERMS

Deal type	For lease
Space offered	Entire building
Use restrictions	None
SF source	Building / site plans

EXPANSION OPTIONS

- Add three more pull-thru doors, for six total
- Option to expand yard space another 2.5 acres
- Expanded office area or added mezzanine office
- Option to increase power to 3,000 amps/2.5 MW

SHOWINGS

Coordinate directly with the listing brokers.

2923 Clear Creek Parkway

CHEYENNE, WYOMING

David Katz, CCIM

970.481.5808

dkatz@waypointre.com

Jack Chunko

970.213.5063

jchunko@waypointre.com



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.