

A photograph of a modern industrial building with a dark brown corrugated metal exterior. It features four large, light-colored garage doors. Between the first and second doors, there is a small white entrance door. Between the second and third doors, there is a set of windows. Between the third and fourth doors, there is another small white entrance door. To the right of the building, a tall electrical pylon with multiple wires is visible against a clear blue sky. In the foreground, there is a dirt construction site with some small trees and a yellow curbstone border.

OFFERING MEMORANDUM

PRIME INDUSTRIAL WAREHOUSE OPPORTUNITY

1905 EAST FOX FARM ROAD
CHEYENNE, WY

LISTED BY



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PROPERTY SUMMARY

This brand-new 9,800 SF commercial warehouse offers exceptional functionality and visibility in a prime location at the corner of East Fox Farm Road and Energy Drive. Designed to meet the needs of a variety of industrial or commercial operations, the property features four 14-foot overhead doors for easy access and efficient workflow.

With 3.61 acres of land, there's ample space for parking, storage, or future expansion. The site's strategic corner location provides outstanding accessibility and exposure in one of Cheyenne's most desirable industrial areas. Whether you're looking to expand your business or invest in a high-demand commercial/industrial property, this warehouse combines modern construction, superior access, and excellent visibility—a perfect fit for your growing operation.

PROPERTY DETAILS

For Sale:	\$1,850,000
Acres:	3.61
Class:	Commercial/Industrial
Location:	Corner of Energy Drive and E Fox Farm
Zoning:	LI
Square Footage:	9,600 SF
Other Features:	4 - 14 FT Overhead Doors 2 Offices - 2 Bathrooms

AREA OVERVIEW

SOUTHEASTERN CHEYENNE

This property offers an excellent location just one mile east of the rapidly growing South Greeley Highway Corridor. Over the past decade, this corridor has become a hub for industrial facilities, small businesses, and residential communities. Major infrastructure improvements to roads and traffic systems continue to enhance access and support future growth.

Located only half a mile west of South College Drive—a key roadway with more than 16,000 vehicles per day—the site provides strong visibility and accessibility. Interstate 80 is nearby, offering convenient regional connections, and Laramie County Community College is just 1.6 miles to the south.

With close proximity to major transportation routes, established business parks, and ongoing city and county investment in infrastructure and community improvements, this area is well-positioned for continued commercial and industrial development.



SELECTED BUSINESSES NEAR Southeast Cheyenne

Herc Rentals	Walmart
Bobcat of The Rockies	Sportsman's Warehouse
Laramie County Community College	Murdoch's
Wyoming Bearing & Supply	The Picklr
Knife River Corporation	Ashley Store & Outlet
Precision PDR, LLC	Town & Country Supermarket Liquors
StorAul Storage Cheyenne	Safeway
New Frontier Self Storage	O'Reilly Auto Parts
Department of Sanitation	KO Storage
Aztec Construction	307 Storage Solutions
Red Ruff Inn	Pinnacle Bank
Rocky Mountain Towing	Western Drywall
Fat Boys Tire & Auto	
Sierra	

CHEYENNE, WY QUICK STATS

Population, 2020 Census	65,132
Population, 2010 Census	59,466
2020 Daytime Population	77,132
Average Household Income	\$78,146
Per Capita Income	\$41,908
Average Value of Owner Housing 2023	\$326,166
Unemployment Rate	2.0%

IN PROXIMITY TO...

Laramie	55 Miles (52 minutes)
Fort Collins	51 Miles (50 minutes)
Denver	105 Miles (96 minutes)
Casper	171 (140 minutes)
Scottsbluff	93 Miles (86 minutes)

Sources: <https://www.census.gov>, ESRI, plancheyenne.org, dot.state.wy.us

WHY CHEYENNE?

Wyoming's capital city conjures up romantic images of the Old West – cowboys, rodeos, railroads and the majestic High Plains. Just 100 miles north of Denver, Colorado, Cheyenne invites travelers to step back into time when Wild Bill Hickok and Calamity Jane tore through the streets.



Source: cfdrodeo.com, rentcafe.com, wyo.edu, data.bls.gov, cheyenne.org, wikipedia.org/wiki/Cheyenne,_Wyoming



F.E. Warren Air Force Base is the oldest and continuously active military installation within the Air Force and is one of three strategic missile bases in the US.



U.S. AIR FORCE
9,700
Personal Civil
Service
Independence



Cheyenne Regional Airport is a 40-minute flight to Denver and just 3 miles from I-25.



Cheyenne Frontier Days has become one of the world's largest and most authentic rodeo events, attracting top professionals who compete for over \$1 million in cash and prizes. The week-long celebration in July includes rodeo action, tours, trick riding, cultural exhibits, and various frontier-themed activities, making it a comprehensive and iconic event.

- The legend of Cheyenne exists in the past, but today's Cheyenne is writing a new story with a diverse music scene, public works of art, museums and a variety of dining and local craft beverage creations.
- The Wyoming Business Council and the community colleges partner to target and develop employment training programs to meet the specific needs of businesses and industries.
- Cheyenne is the capital and most populous city in Wyoming, as well as the county seat of Laramie County (population 100,512).

Cost of living is 5 percent lower than the US average (due to the availability of land, and no personal income tax).

Civilian Labor Force
50,540

Average Commute (Min)
8.98

Located Near
I-25, I-80
&
Two Major Railroads

Headquarter Locations

MAGPUL
blue



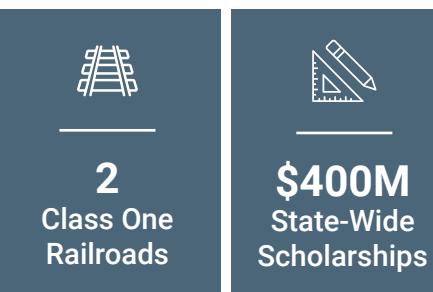
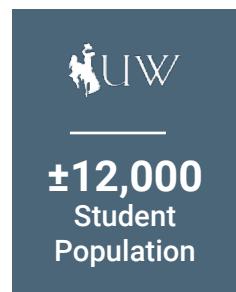
WHY WYOMING?

More than just stunning views... the cost of living, the jobs, the numerous ways to get outside and be healthy all make Wyoming a great place to live.

Wyoming has long been known for having some of the friendliest income tax and trust laws in the nation. It offers so many places of unspoiled beauty and high-quality recreation. Wyoming is a natural wonderland, filled with open spaces and snow-capped mountains.

THE UNIVERSITY OF WYOMING

The only University in Wyoming, and it has one of the lowest cost tuition levels among four-year universities nationwide. Students come from all 50 states and 82 countries to attend. 59% of its students are from the great state of Wyoming.



ROCKY MOUNTAIN LOCATION

The majority of Yellowstone National Park lies within the borders of Wyoming. Each year the park receives more than 4 million visitors.

Wyoming's advantageous geographic location and ample transportation infrastructure provides reliable access to and from communities statewide.



 2 National Parks	State Population 580,435
 5 National Forests	Income Tax 0
 12 State Parks & countless acres of public land to hunt, fish, bike, hike, & climb.	Sales Tax 4%
	Unemployment Rate 2.9%
	9th Largest State 97,914 Sq.Mi.

Source: wyo.gov, wyomingbusiness.org, wyo.edu, livability.com, energycapitalized.com, & travelwyoming.com



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