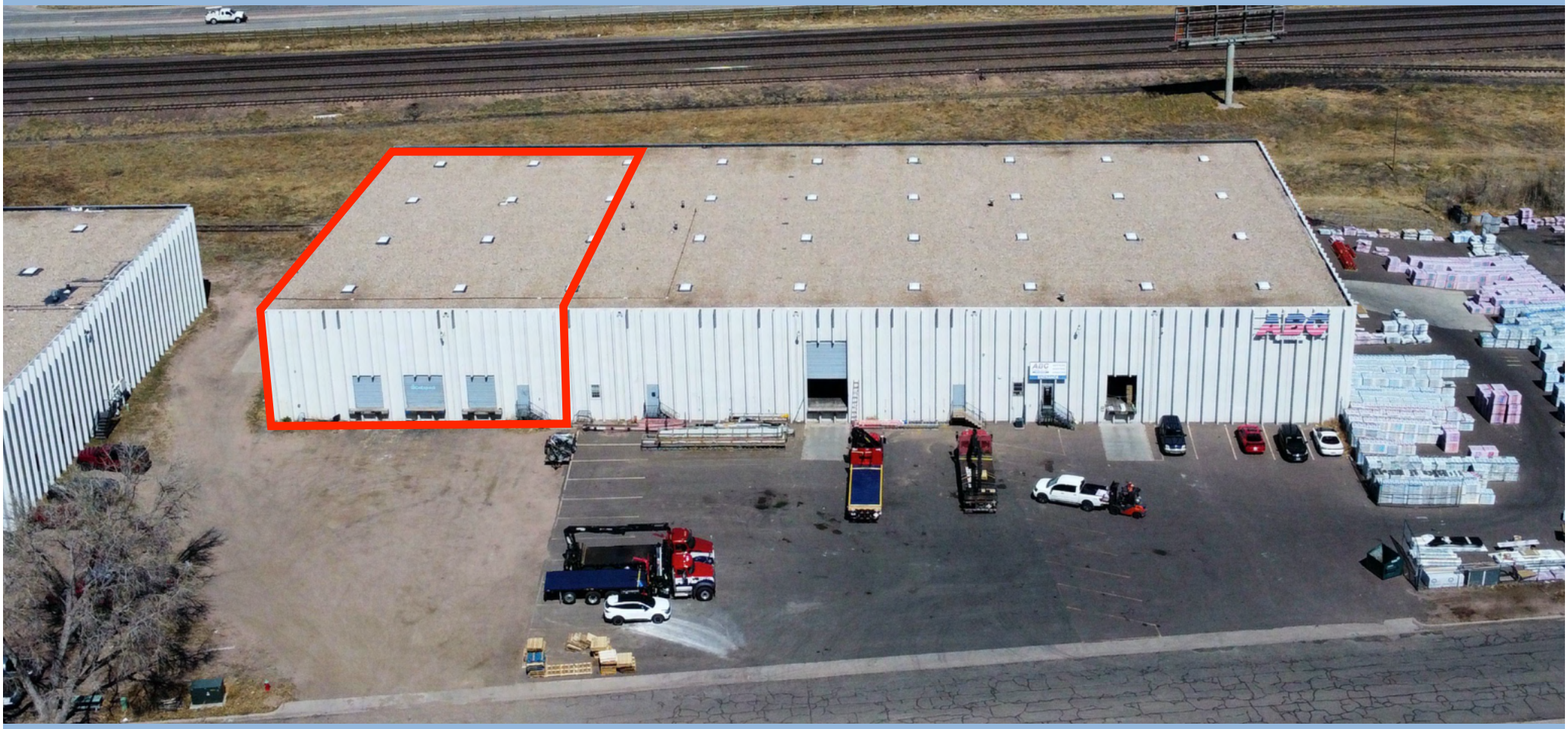
FOR LEASE
15,378 SF



INDUSTRIAL SPACE

314 EVELYN ST, Unit A
CHEYENNE, WY 82007

Chip McReynolds
303-491-1111
chip@kcommercial.com

TownVest, LLC

LEASE SUMMARY

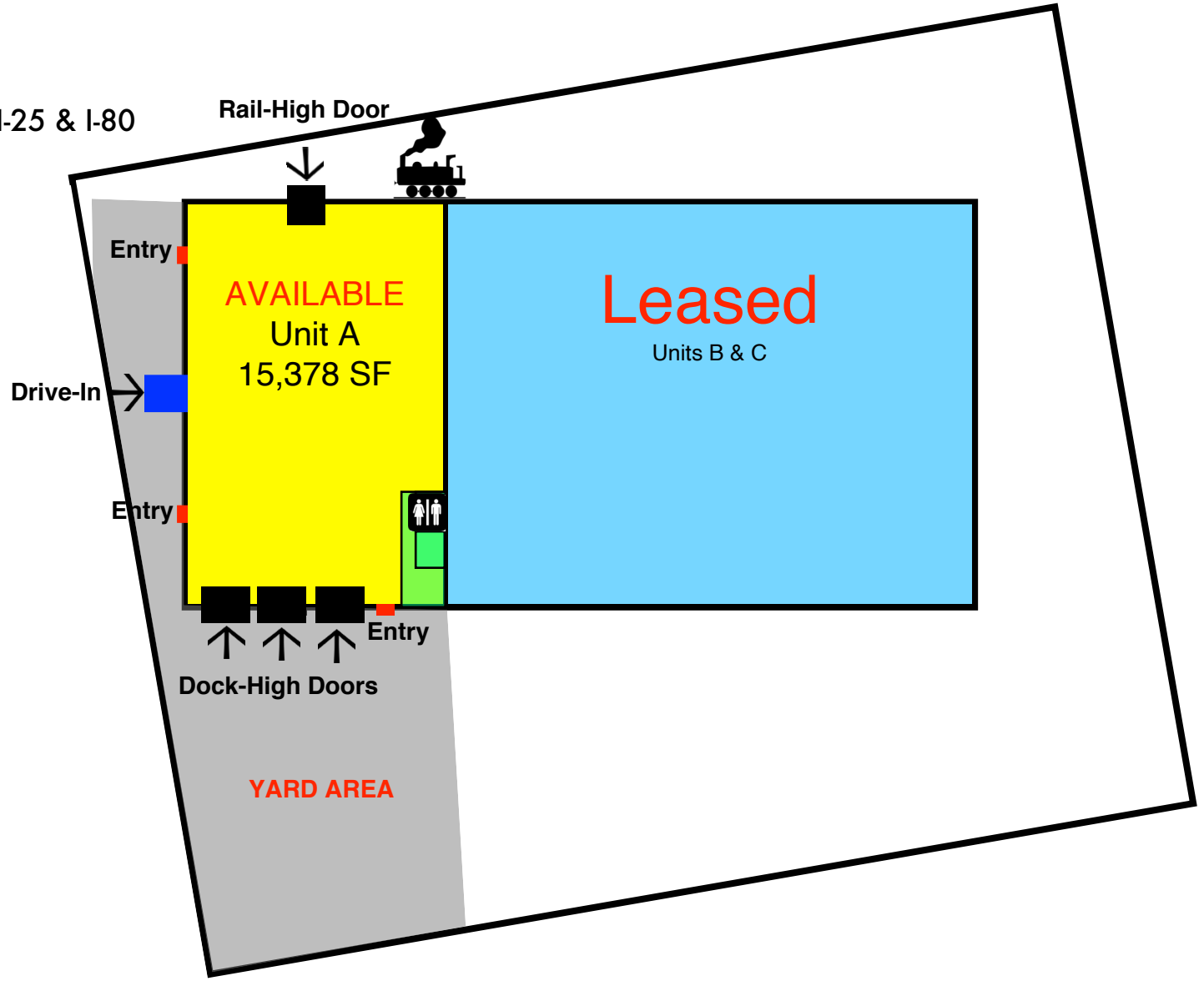
STARTING RENT	**$12.00/SF NNN**
LEASABLE UNITS	**15,378 SF**
FLEXIBLE USES	**Warehouse Distribution Manufacturing**
YARD	**YES - Customizable up to 1/4 Acre**
ELECTRICAL POWER	**200 Amps of 120/240 V 3-phase**
CLEAR HEIGHT	**26’**
LOADING	**1 Drive-In, 1 Rail-High and 3 Dock High Doors**
ZONING	**L-I**
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



IMPORTANT: 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 The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold to another party at any time and without notice. Please do not provide any information deemed private or confidential.

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LOCATION



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