

For Sale

1 THE COMMONS
EXPECT THE EXTRAORDINARY
The Commons
 The Commons is an exciting new PUD with 6 pad sites available for construction. Approved uses include: retail, office, medical & upscale residential.
 Shelley Clements • 630-5310

2 \$535,000
 7,360 Sq. Ft.
2020 E. 11th Street
 Multi-unit office building. 10000 sq. ft. with 12 pad sites. Zoned Community Business (CB). Renovated in 2002.
 Rob & Vicki Graham • 631-6871

3 \$450,000
 4,932 Sq. Ft.
1600 Van Lennen Avenue
 Professional office building located just off of 16th Street. Great opportunity to purchase an investment property for under \$100 a square foot.
 Bob Phillips • 630-0396

4
Dakota Lots
 81 single family lots and 34 commercial lots available in Dakota Crossing Subdivision. This subdivision features a wonderful and convenient location, new parks, city streets and is a great community in Eastern Cheyenne.
 Brad Graham • 630-1130

5 \$1,695,000
3561 Hynds Blvd.
 Outstanding investment property! 22 units with no vacancies, individual storage units, private walk-in-pool system, 10 garages plus designated parking. Close to downtown, I-25 and FE Warren Air Force Base.
 Brad Graham • 630-1130

6
Pointe Plaza
 Just offered for sale Cheyenne's hottest commercial development. Lots range in size from 1 acre to 2.5 acres. Prices vary so please call for details.
 Bob Phillips • 630-0396

7 \$215,000
1844 Fremont
 Fantastic fully leased 4-pkts retail & low shopping center. All units are in great shape. Wonderful location with grocery shopping and movie theaters just across the street.
 Brad Graham • 432-7573 • Ben Trautwein • 286-7112

8 \$759,000
 16,800 Sq. Ft.
1812 Snyder Avenue
 Owner says sell this wonderful property and take cashed the price. Warehouse, retail and office located minutes from Downtown.
 Bob Phillips • 630-0396 • Bonnie Berry • 630-5444

9 \$600,000
3909 W. 5th Street
 Well constructed office building contains 2,000 sq. ft. of office space and 4,000 sq. ft. of shop, all on almost 2 acres of land. Conveniently located in both I-25 and I-40.
 Lease for \$5,000/mo. or purchase for \$600,000
 Tom Pietzsch • 631-1074

10 \$1,890,000
 11,800 Sq. Ft.
3502 Dell Range Boulevard
 Amazing building located in King Scooper's Plaza. This property is designed to accommodate up to 8 different occupants.
 Bob Phillips • 630-0396

11 \$2150/Sq Ft
 28.08 Acres
0 Campstool Road
 Prime Commercial land located in the Cheyenne Business Parkway. 28.08 acres just East of Sierra Trading Post. Priced at \$3,066,000. Zoned High Industrial.
 Shelley Clements • 630-5310

12 \$235,000
 24,288 Sq. Ft.
1001 W. Lincolnway
 This commercial lot is well located on one of Cheyenne's busiest streets, close to downtown and the interstate. Paved lot with a 1700 sq ft. building.
 Bob Phillips • 630-0396

13 \$1,580,000
502-512 E. Lincolnway
 Investors take notice! Great building on a 1/2 city block with a huge lot. Great of walk returns on your investment! Call me.
 Bob Phillips • 630-0396

14 \$450,000
212 W. 5th St.
 Fantastic warehouse and office space for sale! 6,000 SF of warehouse with over 2,000 SF of office space. Four 12' doors and 1 1/2' door in the warehouse. Four offices & a conference room in office space.
 Ben Trautwein • 286-7112 • Brad Graham 630-1130

Have Property to Sell or Lease?
 Call Us
635-2500
 We Can Help!

15 \$220,000
LAND
TBD McCann Avenue
 Beautiful area on the southside of Dry Creek and the Greenway. Preliminary plan for twelve townhomes.
 Vicki Millon Hughes • 630-1130

16 \$1,250,000
 34.8 Acres
10505 Weld Co Rd 25.5
 16 5-garage that has a 60000 foot insulated shop building with 3 16x16 overhead doors for equipment, separate men's and women's bathrooms, Walk Co Special use permit to run business. 200' wide with very good output. All gravel rights go with property.
 Jerry Dornett • 631-9900

17 \$529,000
 9,700 Sq. Ft.
1701 Carey Avenue
 Great location for this 2 story retail/office building situated in the heart of downtown across from the parking garage.
 Bob Phillips • 630-0396

18 \$299,000
 3,024 Sq. Ft.
122 East 17th Street
 Recently remodeled office building in downtown. Within walking distance to restaurants, banks and the Capitol complex.
 Bob Phillips • 630-0396

19 \$590,664
TBD Greenway Street
 Prime commercial lot! Main frontage on Lincolnway, located between College Drive and East Parkway. Easy on and off. High Traffic count. Location! Location!
 Kevin Lenhardt • 630-5281

20 7,300 Sq. Ft.
 \$449,000
1612 Central Avenue
 Tremendous potential with this space on Central Avenue. 3,800 sq. ft. of retail space and 8 fully leased apartments.
 Ben Trautwein • 286-7112

Farm and Ranch

21 \$288,000
TBD Kimball Co. Rd. 8
 Approximately 7.21 acres of prime land and productive pasture land. His calving shed and working corral. Three good wells with stock tanks with easy access. Located about halfway between Pine Bluffs, WY and Burnell, NE.
 Jerry Dornett • 631-9900

22 \$225,000
TBD County Rd. 160, Pine Bluffs
 Two tracts of land. 157 acres is in CRP through October 2010. Just 7 miles north of Pine Bluffs. Other 320 acres is native grassland in north of railroad tracks can be sold together or separately.
 Jerry Dornett • 631-9900

23 \$4,300,000
0 Parks Road, Gillette, WY
 Murrow Ranch - successful cattle ranch with profitable hay production and heavy hunting opportunities.
 4,612 +/- acres.
 Jerry Dornett • 631-9900 • Patrick Graham • 630-3028

24 \$649,000
 200 Acres
Historic Ranch, Cheyenne, WY
 Brogan Ranch was settled in 1910 it includes 2 big barns, small home, satellite barns and outbuildings, cattle pens, alley ways, automatic water system, 200 acres. See www.broganranch.com for photos, maps and more.
 Jerry Dornett • 631-9900 • Greg Cederburg • 630-8325

Wyoming Commercial Brokers at The Property Exchange is one of the largest Commercial Real Estate Divisions in Wyoming. We have 13 full-time agents to assist you with all of your commercial needs.

If you require an office lease, commercial building or investment advice, you need only call the commercial brokers at The Property Exchange or visit our website.

307-635-2500 wyomingcommercialbrokers.com

For Lease

25 \$5,000/Mo.
3909 W. 5th Street
 This well constructed office building contains 2,000 sq. ft. of office space and 4,000 sq. ft. of shop, all on almost 2 acres of land. The building is conveniently located to both I-25 and I-40.
 Lease for \$5,000/mo. or purchase for \$600,000
 Tom Pietzsch • 631-1074

26 \$4.30 Sq. Ft.
 64,133 Sq. Ft.
6601 Campstool Rd.
 Exceptional warehouse distribution space in Cheyenne Leaks Business Park. Located just off I-40 & the Campstool interchange. \$4.30/Sq. Ft. • Cam + Utilities.
 Shelley Clements • 630-5310

27 \$9.50/ Sq. Ft.
 4,932 Sq. Ft.
1600 Van Lennen
 Office may be divided in half. Located near downtown off Lincolnway. Paved off street parking.
 Bob Phillips • 630-0396

28 30,000 Sq. Ft.
 \$5.50/Sq. Ft.
310 Cleveland Place
 Outstanding warehouse space located just off I-40 and College. 8 dock high doors, 30,000+ square feet of heated warehouse space with 2,000+ square feet of office space. Excellent manufacturing site.
 Brad Graham • 630-1130 • Ben Trautwein • 286-7112

29
301 - 313 Lexington
 Variety of sizes ranging from 1500-13,400 sqft. Office, warehouse and office warehouse units available. Priced to move starting at \$5.50/sqft.
 Bob Phillips • 630-0396

30 \$17.00/Sq. Ft.
 GROSS
205 Storey Boulevard
 New Jonah Bank building. 6330 Square feet of prime class A office space. Located on 2nd floor of the new bank building. \$17.00 per square foot NNN. Space can be customized to fit tenant's needs.
 Brad Graham • 432-7573 • Ben Trautwein • 432-7573

31
4515 E. Pershing Blvd., Suite F
 Furnished office space. 1554 sq. ft. \$12.00 per sq. ft. Tenant pays utilities.
 Brad Graham • 630-1130 • Ben Trautwein • 286-7112

32 Various Sizes
 Starting at 1,000 Sq. Ft.
Indian Hills Center - 611 E. Carlson Ave
 Grand new commercial center. Lease space available now. High traffic in neighborhood retail/business center. Surrounded by family entertainment facilities.
 Bonnie Berry • 630-5444

33 \$500/Month
 Office Suites
5113 Ridge Road
 High traffic, high visibility location with ample parking. Newly renovated. Utilities included. mwp 32774
 Rob & Vicki Graham • 631-6871

34 \$5.50/Sq. Ft.
 6,000 Sq. Ft.
5009 S. Greeley Hwy.
 6,000 Sq. Ft. (4,000 Warehouse & 2,000 Office). Zoned community business. One dock door. 14 Ft. and 16 Ft. overhead door. 2 Acres. abundant parking. Tenant pays all utilities, insurance, and lot maintenance.
 Rob & Vicki Graham • 631-6871 or 631-6884

35 \$12.00/Sq. Ft.
 6,300 Sq. Ft.
1916 Evans Avenue
 Great office space with on-site covered parking available in downtown Cheyenne for \$12.00 per square foot on a gross lease.
 Brad Graham • 630-1130 • Ben Trautwein • 286-7112

36 \$5.50/Sq. Ft.
 5,400 Sq. Ft.
321 Lexington Avenue
 Great location adjacent to I-40! This warehouse has 34' clear heights, fire sprinklers, restroom and an overhead door.
 Bob Phillips • 630-0396 • Bonnie Berry • 630-5444

37 4,000 Sq. Ft.
229 Storey Blvd.
 Brand new office space in north Professional Business Park. Entire main floor with over 4,000SF total - can be split. Tenant improvement allowance.
 Bonnie Berry • 630-5444

38 \$10.00/Sq. Ft.
 2,500 Sq. Ft.
1609 E. 19th St.
 Professional office suites close to downtown. Off street parking. Convenient to Dell Range Boulevard.
 Bob Phillips • 630-0396

39 \$12.00/Sq. Ft. NNN.
611 E. Carlson, Suites 115 & 116
 2700 sq. ft. with full kitchen complex. Large rooms with many possibilities. Includes reception area, ADA bathroom, conference area, offices. May be divided. Available immediately.
 Bonnie Berry • 630-5444

40 \$12.50/Sq. Ft. Mod Gross + CAM
 Call for Sq. Ft.
4503 Western Way
 One 1,400 SF space remaining. Tenant improvements included. Neighboring tenants include Pizza Hut, Outback Liquors & Meridian Trust. F.C.U.
 Kevin Lenhardt • 630-5291 • Jerry Cox • 631-1358

41 \$17.00 Sq. Ft.
 Call for Sq. Ft.
459 Vandehei
 Fantastic location in one of Cheyenne's premier neighborhood centers. End unit with incredible views of the mountains.
 Bob Phillips • 630-8396

42 \$3,000/Sq. Ft.
 \$4.00/Sq. Ft.
388 North American Road
 Two warehouse spaces and fenced yard. \$4.00/SF for warehouse space or \$1,500/month for everything. Office space also available. Call for details.
 Brad Graham • 432-7573 • Ben Troutwein • 286-7112

43 \$5.00/Sq. Ft.
 10,150 Sq. Ft.
388 North American Road
 Great warehouse located off I-80 and I-25. 10,150 sq. ft. loading dock with 12' door and 27' ceilings. Office space also available. Call for details.
 Brad Graham • 432-7573 • Ben Troutwein • 286-7112

44 \$14.00/Sq. Ft. NNN.
611 E. Carlson, Suite 117
 Approx. 1500 SF of new business/retail space. High visibility end-cap location in Indian Hills Business Plaza. Busy area with high traffic.
 Bonnie Berry • 630-5444

45 \$5.50/Sq. Ft. NNN
 15,000 Sq. Ft.
331 Lexington Avenue
 Excellent new warehouse 24' eaves, heated and sprinklered. Lease all or part. Great for warehouse or manufacturing.
 Bob Phillips • 630-4395 • Bonnie Berry • 630-5444

46
320 W. 25th St. 3rd Floor
 1,107 rentable sq. ft. of office space on 3rd floor. Near State Capitol. Handicap accessible - off street parking. \$15.00/SF gross lease.
 Brad Graham • 630-1120 • Bonnie Berry • 630-5444

47
2020 E. 11th Street
 Office/Warehouse for Lease. Industrial Area \$1000 per month. 1,378 Sq. Ft. with separate entrance. retail 40326
 Rob & Vicki Graham • 631-6584

48
2020 Carey Ave., 4th Floor
 FOR LEASE: 6,760 SF of Class A office space in high-rise, multi-tenant building surrounded by large parking lot. Great downtown location.
 Bonnie Berry • 630-5444 • Bob Phillips • 630-8396

Have
 Property to Sell
 or Lease?
 Call Us
 635-2500
 We Can Help!

49 Up To 11,000 Sq. Ft.
 \$12.00/Sq. Ft. NNN
611 E. Carlson Ave.
 brand new commercial center. high traffic, 100,000 retail/business center. Surrounded by family entertainment facilities.
 Bonnie Berry • 630-5444

50 20,000 Sq. Ft.
 \$3.80/Sq. Ft.
210 N. American Road
 20,000 SF warehouse available off N. American Road. 2 dock high and 1 drive up door. 2,000 SF office space with bathrooms. Tremendous bargain at \$3.80/SF on NNN lease.
 Ben Troutwein • 286-7112 • Brad Graham • 630-1120

51 \$3.98/SF NNN
220 Evelyn St.
 Outstanding warehouse/office space. For Lease. Just off I-80 and I-25. 37,862 SF warehouse, 1,000 SF office. 25' ceilings. Can be divided into two areas of 25,266 SF and 12,374 SF.
 Dave & Shelley Clements • 630-5310

52 \$13.00/Sq. Ft.
237 Storey Blvd. #110
 Fantastic office space in the Sunna Insurance building in Cheyenne's premier business park. 2,000+ plus square feet available with 4 offices, a conference room and reception area. Great location and visibility.
 Ben Troutwein • 286-7112

53 \$2,750/Month
 5,000 Sq. Ft.
6002 US Hwy 30 Unit C
 Great Warehouse/Manufacturing space available for \$2,750/month. 5,000 SF heated space includes a break room and a bathroom. Tenant pays gas and electric.
 Ben Troutwein • 286-7112 • Bonnie Berry • 630-5444

54 \$12.00/Sq. Ft.
 10,000 Sq. Ft.
1603 Capitol Avenue
 Prime downtown office space available in the Myestic Building. Multiple sizes and space available and ready for immediate move in. Call today!!
 Ben Troutwein • 286-7112

Explore
 your
 opportunities!
 wyomingcommercialbrokers.com
 307-635-2500

55 \$15.00/Sq. Ft.
 Gross Lease
320 W. 25th St. 2nd Floor
 5329 sq. ft. of Class A office space. Entire second floor. High visibility in downtown location near State Capitol. Off street parking. \$15.00/SF gross lease.
 Brad Graham • 630-1120 • Bonnie Berry • 630-5444

56
Frontier Mall
 Busiest shopping center in southeast Wyoming. Professional offices welcome. Various sizes available. Call for price and terms.
 Bonnie Berry • 630-5444 • Ben Troutwein • 286-7112

THE PROPERTY EXCHANGE WEST
 633 Mitchell Street • Laramie, Wyoming • 307.742.6232

For Sale \$259,000 Call for Lot Size 0 Banner Rd - Laramie, WY Wonderful commercial property just off I-80 and Curtis Street Exit. Hotel, restaurant, business would have great exposure of Interstate. Kevin Lenhardt • 630-5291 • mls# 30802	For Sale \$2,338,200 25 Units Sun Chase Village Condos Multi-family investment opportunity. 3 & 4 bedroom condos all with 2 full baths in each. Located only 1 mile NW of UW campus, these work great for rentals to students! Ben Shamba • 307-760-8669	For Sale \$900,000 5 Acres 4275 3rd St - Laramie, WY Rare find! Drive-thru warehouse on 5 acres. 120' X 144' overhead doors, plus (3) 8' X 8' dock doors. 230 amp electrical, radiant heat. Approx. 14,340 total sq. ft. Dave Clements • 307-714-1269
Out of Town Property to Sell or Lease? Call Us 635-2500	For Sale \$460,000 2.31 Acres TBD McCue St - Laramie, WY 2.31 acres, zoned commercial. Excellent visibility, great location, ready to build. Next to three hotels/motels. Ken Clark • 307-386-4776	For Sale \$990,000 1952 N. 3rd St - Laramie, WY Great find! 1952 N. 3rd St. 100,000 sq. ft. building with 100,000 sq. ft. demand hot water system. Entire building has A/C, office space heated by gas forced air, garage area heated by radiant heating system. Perfect for trucking company or business needing plenty of storage and office space. Ben Shamba • 307-760-8669

March 2010



Commercial
 DIVISION

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