

Business Park - Available Sites

Build-to-suit opportunities exist in either of the LEADS owned parks. As the landowner, LEADS has the ability to enter into competitive purchase negotiations.

The Cheyenne Business Parkway (CBP)

- 900 acres east of Cheyenne within the city limits
- 200 acres currently available
- Parcels from a few to 50 acres
- Access to I-80 and I-25
- All utilities are in place, including high volume natural gas, electricity and redundant fiber optics telecommunications.

Current CBP occupants include: Lowe's Regional Distribution Center, EchoStar Broadcasting Corp. (DishNetwork) Satellite Uplink Data Center, Cheyenne Firefighters Training Facility, nanoMaterials Discover Corp., Grobet USA, Truss-Craft, Sierra Trading Post Fulfillment/Catalog Headquarters, Green House Data, Magpul Industries.



North Range Business Park (NRBP)

- 620 acres west of Cheyenne
- 220 acres currently available
- 10 parcels from 8 to 45 acres
- Adjacent to the crossroads of I-80 and I-25
- NRBP has its own interchange onto I-80
- Infrastructure is complete

Current NRBP occupants include: Wal-Mart's automated distribution center, The National Center for Atmospheric Research (NCAR) super-computing center, Microsoft Corp Data Center.



Cheyenne LEADS

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Other privately owned business parks are located around the City of Cheyenne.

Swan Ranch Rail Park

The Swan Ranch consists of almost 7,000 acres of land with the Union Pacific Railroad, Burlington Northern Sante Fe Railroad (BNSF), I-80 and I-25 acting as the property borders. The Swan Ranch, developed by Granite Peak Development, is quickly becoming the most sought-after rail served industrial land. Cheyenne LEADS is working in conjunction with Granite Peak Development and holds some land in the park.

Current occupants include: Midwestern Pipeline, Jebro, Bell Supply, Schlumberger and Searing Industries.



Niobrara Industrial Park

Niobrara Industrial Park is strategically located in the center of one of the fastest growing communities. Being located off of south College Drive and Fox Farm and two minutes from Interstate 80, the developers of the Niobrara Industrial Park have designed a park which will allow for easy accessibility and utilization.

Campstool Business Park

The Campstool Business Park encompasses over 200 acres within the city limits, annexed, platted and zoned Community Business. Located near Lowe's Distribution Center, Sleep Inn, Sierra Trading Post and the Cheyenne Business Parkway. The site has direct access to I-80 at the Campstool Road Exit Interchange.

