

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
- 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 Grobet USA, Truss-Craft, Sierra Fulfillment/Catalog Headquarters, Green House Data, Magpul Industries, Microsoft Corp Data Center.



North Range Business Park (NRBP)

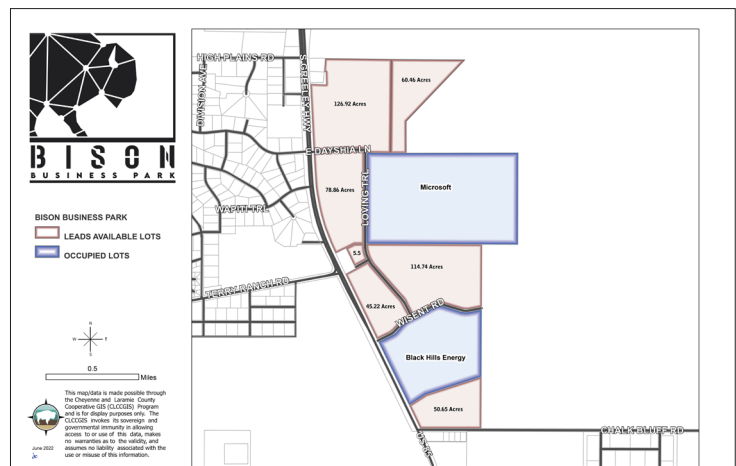
- 620 acres west of Cheyenne
- Adjacent to the crossroads of I-80 and I-25
- NRBP has its own interchange onto I-80
- Infrastructure is complete

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

Bison Business Park

- 500 acres mixed use
- Mixed use, Commercial or Light
- Located on Highway 85 with nearby access to I-80 and I-25.

Current Bison occupants include: Microsoft and Black Hills Energy



Business Park - Available Sites

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

Cheyenne Logistics Hub

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

Current occupants include: Precious Cat and Searing Industries.



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.

High Plains Business Park - Under development

The High Plains Business Park encompasses over 1,238 acres that was annexed in 2022. This newly available business park is the future home of a Meta Data Center. The site will have direct access to I-25 upon completion of new infrastructure.

