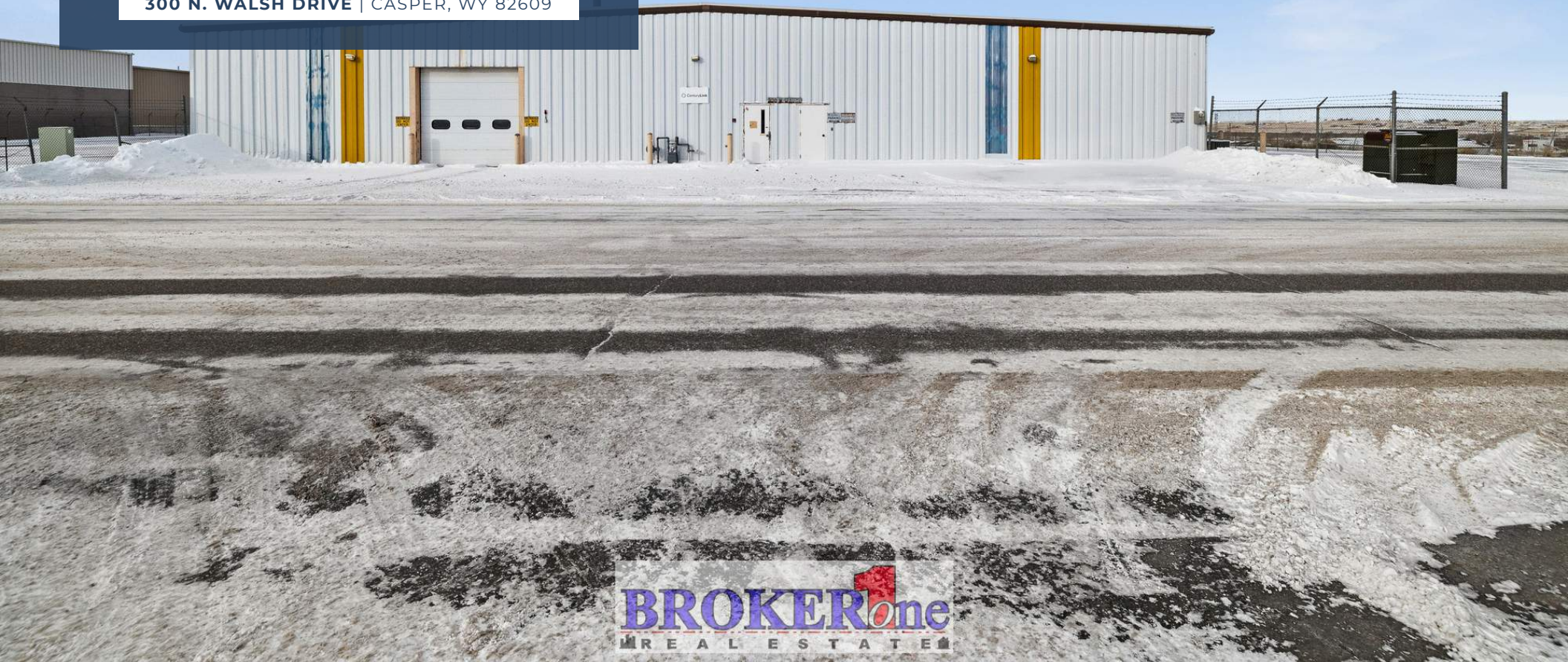


# 300 N. WALSH DR.

300 N. WALSH DRIVE | CASPER, WY 82609



**RANDALL S. HALL, CCIM**

Principal Broker  
307.234.2385  
rshall@ccim.net

**JOHN TROST**

Commercial Advisor  
307.259.0716  
jtrost5682@gmail.com



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

BrokerOne Real Estate is pleased to offer 300 N. Walsh St. This listing is for lease only. Location, Location, Location with a drive through bay. This east side industrial property screams location, sits on 2.5 Acres and offers ±17,640 heated square feet, plenty of offices, ±2,000 square feet of cold storage with plenty of parking and a jib crane

## PROPERTY HIGHLIGHTS

- Jib crane and drive through bay

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	1
Available SF:	17,640 SF
Lot Size:	108,900 SF
Building Size:	17,640 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	4,062	33,484	37,157
Total Population	8,566	72,919	80,946
Average HH Income	\$62,489	\$72,742	\$72,587



# PROPERTY DESCRIPTION



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## LOCATION DESCRIPTION

Nestled on the East side of Casper close to I-25 with easy access to hotels, restaurants, convenience stores, Casper's primary retail corridor and plenty of land.



# COMPLETE HIGHLIGHTS

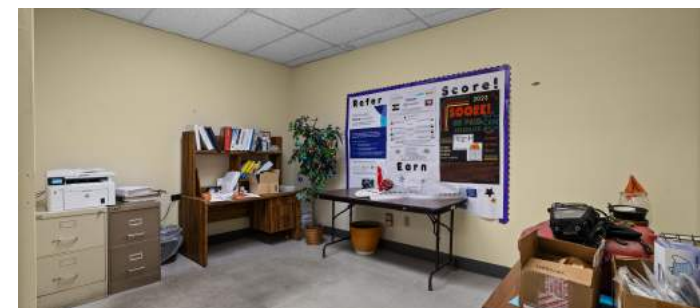
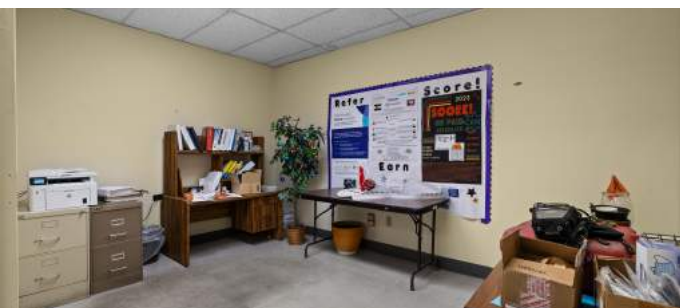
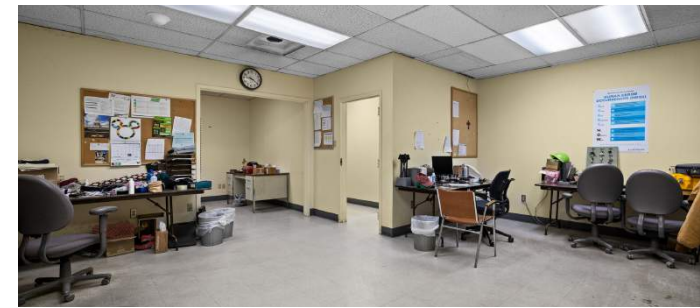
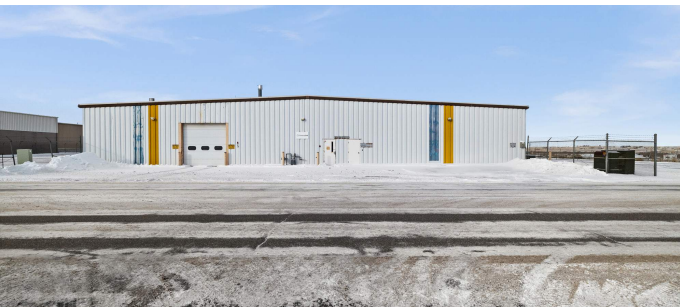


## PROPERTY HIGHLIGHTS

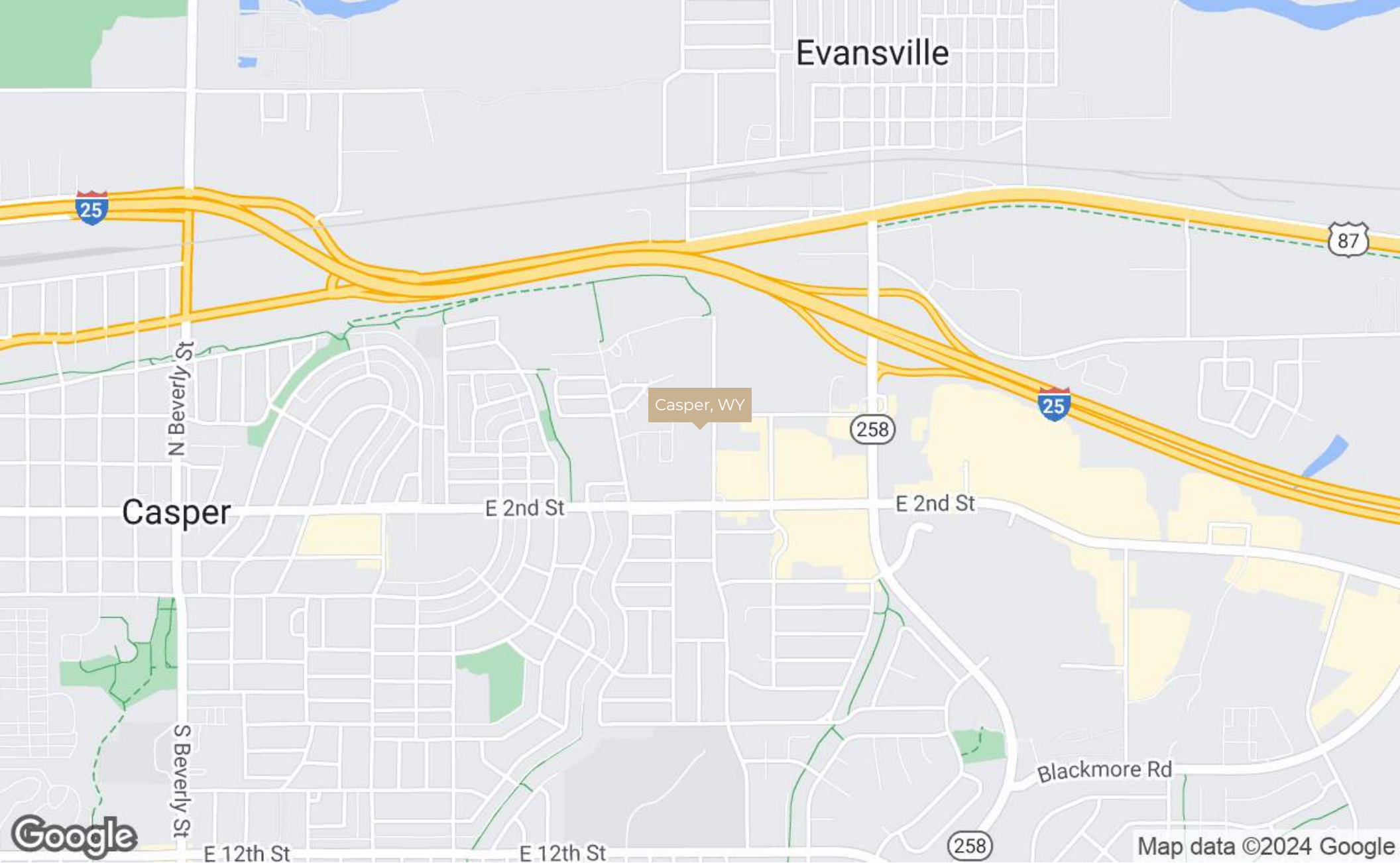
- Jib Crane and drive through bay



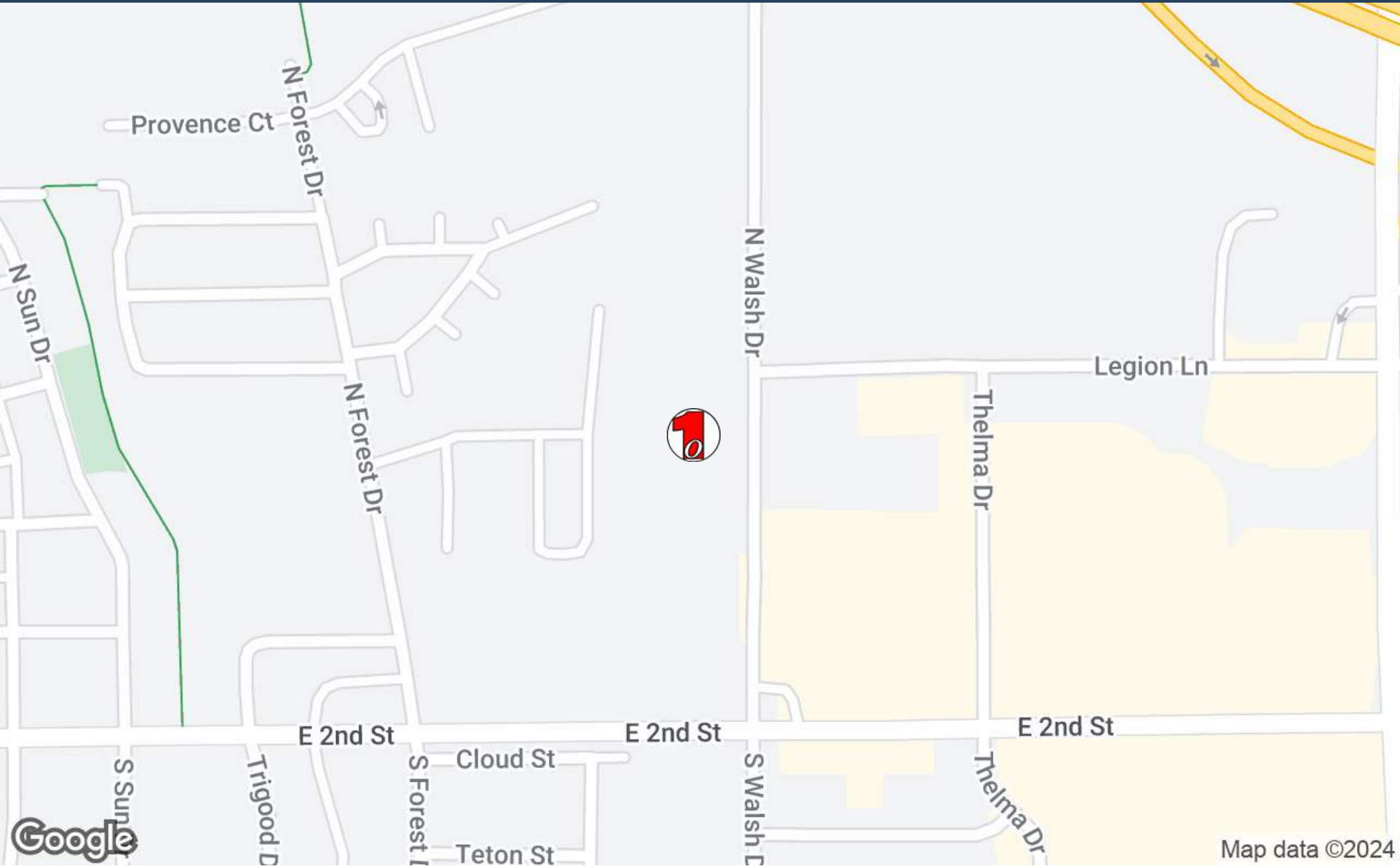
# ADDITIONAL PHOTOS



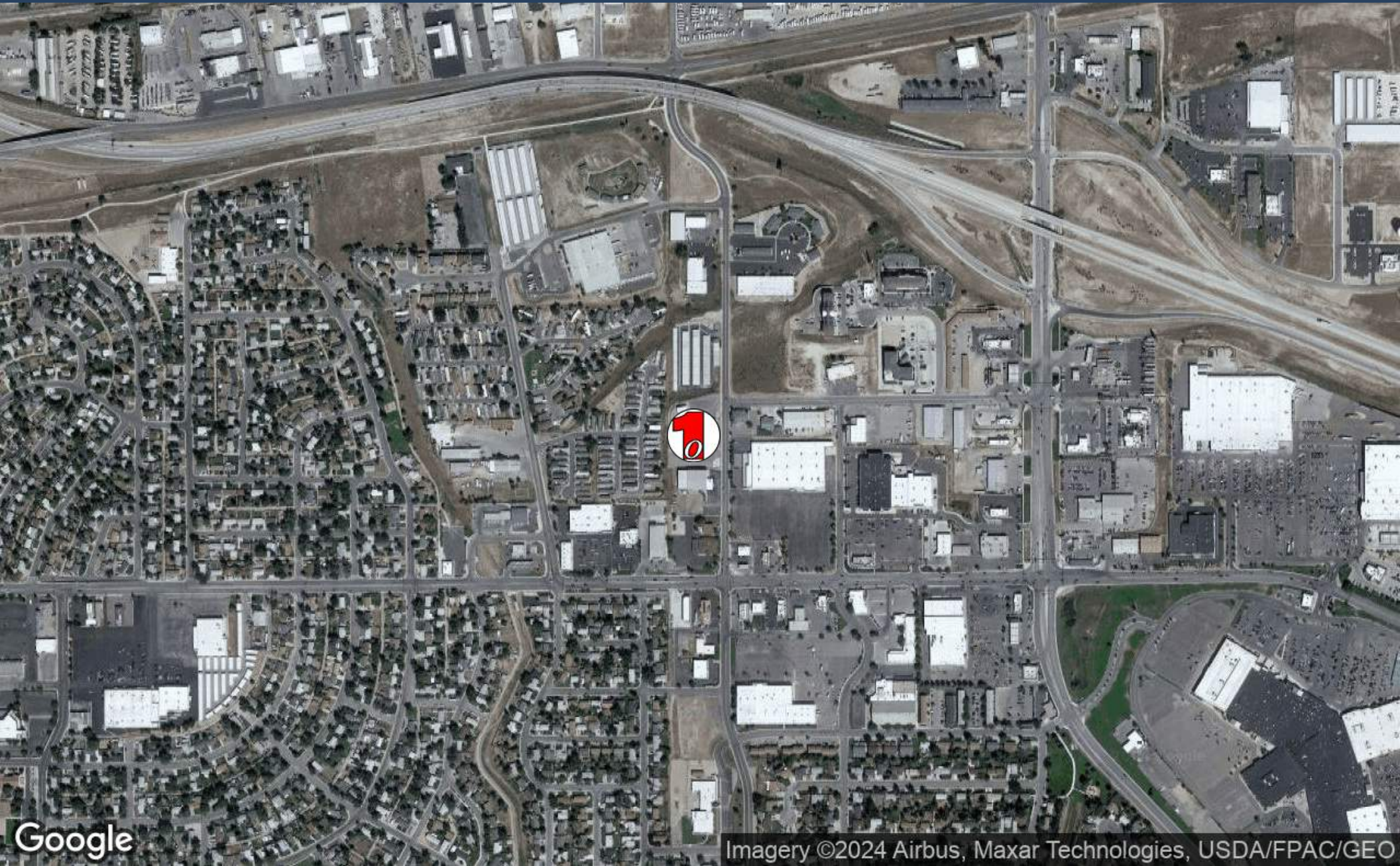
# REGIONAL MAP



# LOCATION MAP



# AERIAL MAP



Google

Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO



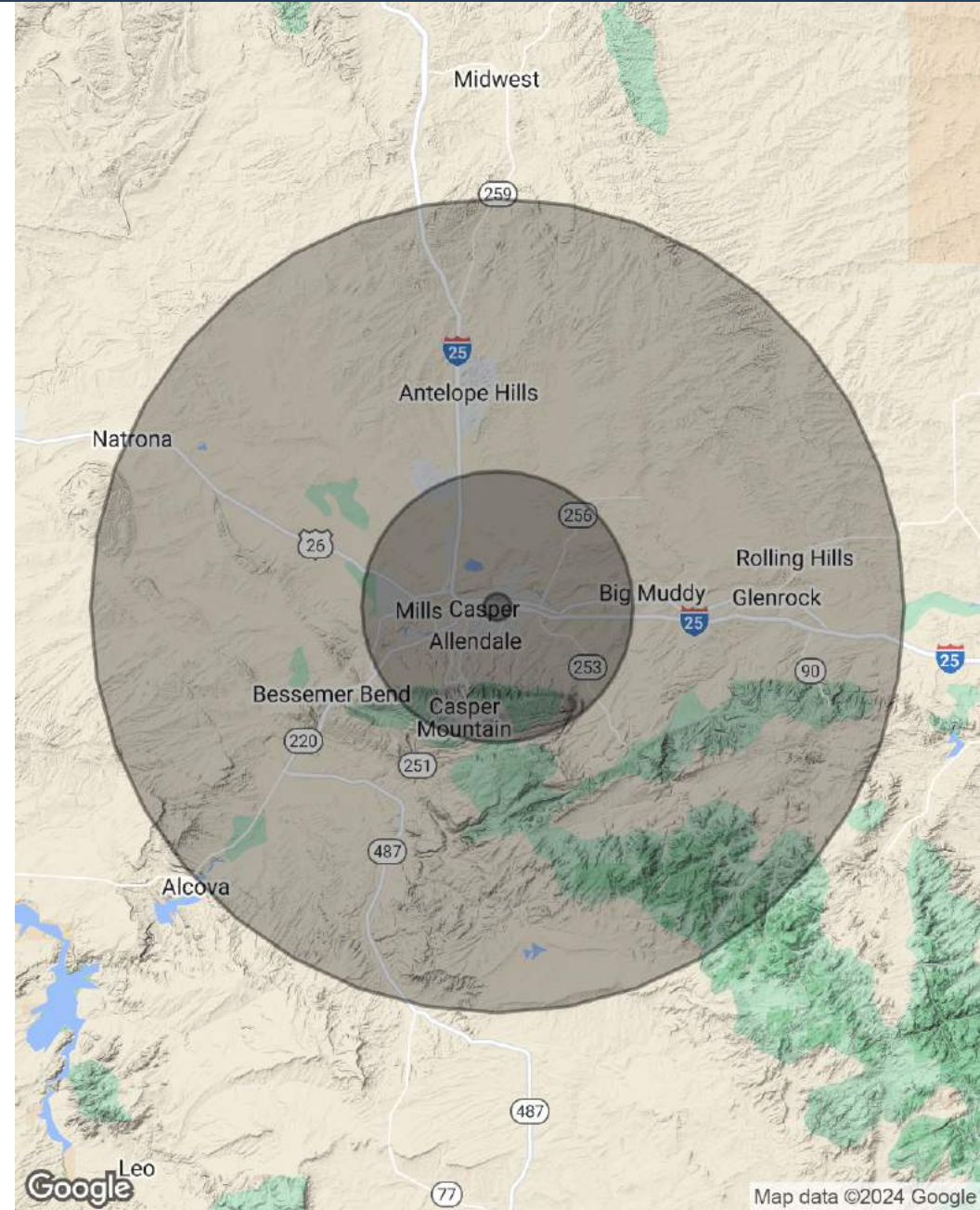


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	8,566	72,919	80,946
Average Age	36.9	37.0	37.3
Average Age (Male)	36.9	37.0	37.5
Average Age (Female)	37.7	38.3	38.1

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	4,062	33,484	37,157
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$62,489	\$72,742	\$72,587
Average House Value	\$222,824	\$216,832	\$222,969

\* Demographic data derived from 2020 ACS - US Census



SECTION 1

# ADVISOR BIOS

# ADVISOR BIO 1



**RANDALL S. HALL, CCIM**

Principal Broker

rshall@ccim.net

Direct: **307.234.2385** | Cell: **307.259.4785**

## PROFESSIONAL BACKGROUND

Randy Hall is a full-time commercial real estate broker with more than 40 years experience in commercial and investment real estate brokerage and private syndication. He holds the highly respected designation of Certified Commercial Investment Member (CCIM) from the CCIM Institute of the National Association of REALTORS®.

Randy is a champion of real property ownership having invested in significant land holdings in Casper. He and his wife, Michele, purchased and renovated their company office building into one of the finest examples of Class A office space in the state. Randy is also an active broker and developer, contributing to the growth of both East and West Casper. As a development partner in The MESA and Mountain Plaza, both mixed-use developments in West Casper, Randy negotiated the purchase of several parcels for retail and restaurant users, including Walmart, Studio City 10-screen theater, Reliant Credit Union and McDonald's, to name a few. He also served as the development manager for Blackmore Marketplace—a 150-acre retail, restaurant, and lifestyle center in East Casper., anchored by Kohls. In addition, Randy has facilitated transactions with numerous national and regional companies throughout Casper and the State of Wyoming.

As a real estate generalist, Randy Hall has directed numerous purchases and/or sales of special purpose properties throughout Wyoming, totaling in the millions of square feet. Highlights include: a 132,000 SF Cendant Corporation customer service center in Cheyenne, WY; a 70,000 SF hospital in Lander, WY; and a 66,000 SF OfficeMax call center in Casper, WY; multiple very large heavy fabrication facilities in Casper; 2 former Safeway stores in Casper and Riverton, WY; and 4 former Kmart's in Casper, Gillette, Rock Springs and Riverton, Wyoming. Randy successfully brokered the sales of 3 large retail centers in Casper anchored by Kohls, Albertsons and Sutherland's Home Improvement, respectively, with over 400,000 sf, combined. Representing Les Schwab Tire Centers, Randy successfully brokered the business acquisition of 9 Plains Tire stores located throughout Wyoming and the lease of each retail location. He also recently completed the sale of a single tenant, net leased industrial property in Casper leased long-term to Codale Electric for \$5.6M and a 67,000 sf industrial fabrication facility to the Wyoming Peterbilt dealer.

Moreover, Randy has brokered much of the major retail in Casper including Menard's, Walmart (2 supercenters), Sam's Club, Kmart, Kohls, Marshalls, Sportsman's

### Broker One Real Estate

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