

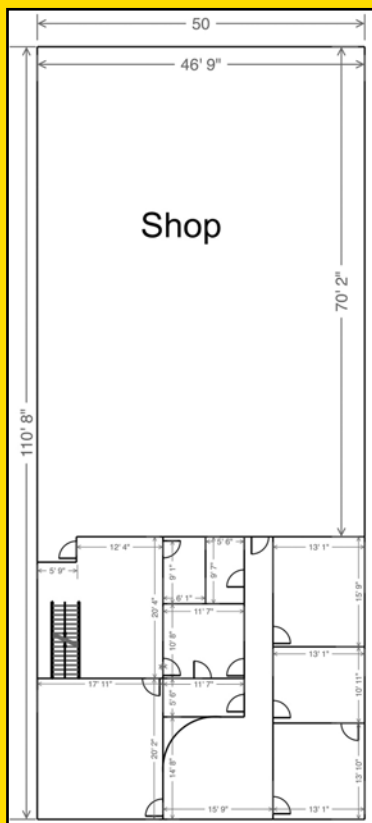
**AVAILABLE NOW**

**For Lease | 7220 Derrick Drive  
Casper Wyoming, 82604**

**Industrial Space**

**\$6,000 per month**

**7,070 ft.<sup>2</sup> and 2,000 ft.<sup>2</sup> Storage**



Industrial property offered for lease with 1.25 acres of fenced yard including 4,000 ft.<sup>2</sup> of up and down office divided into 8 offices, break room, and office storage. 3,500 ft.<sup>2</sup> climate controlled shop with heavy duty build mezzanine for climate controlled storage and 2 ton single girder crane.

### **Property Highlights**

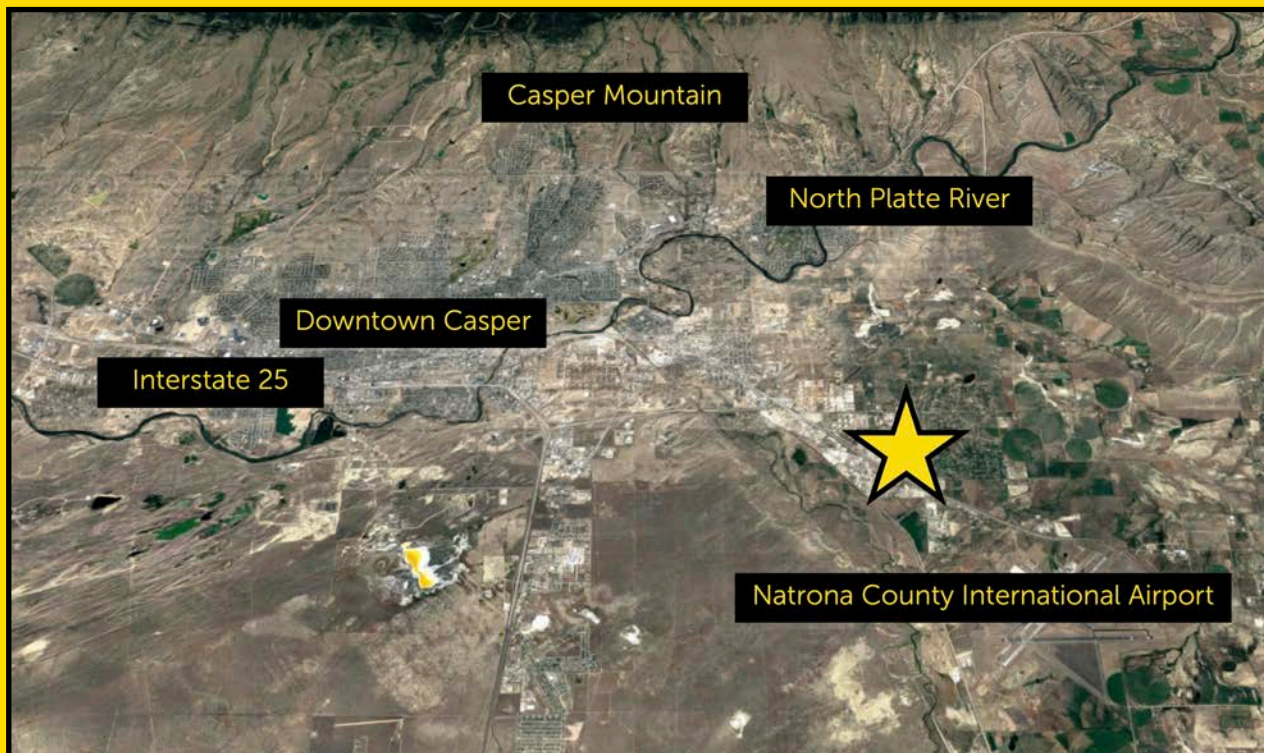
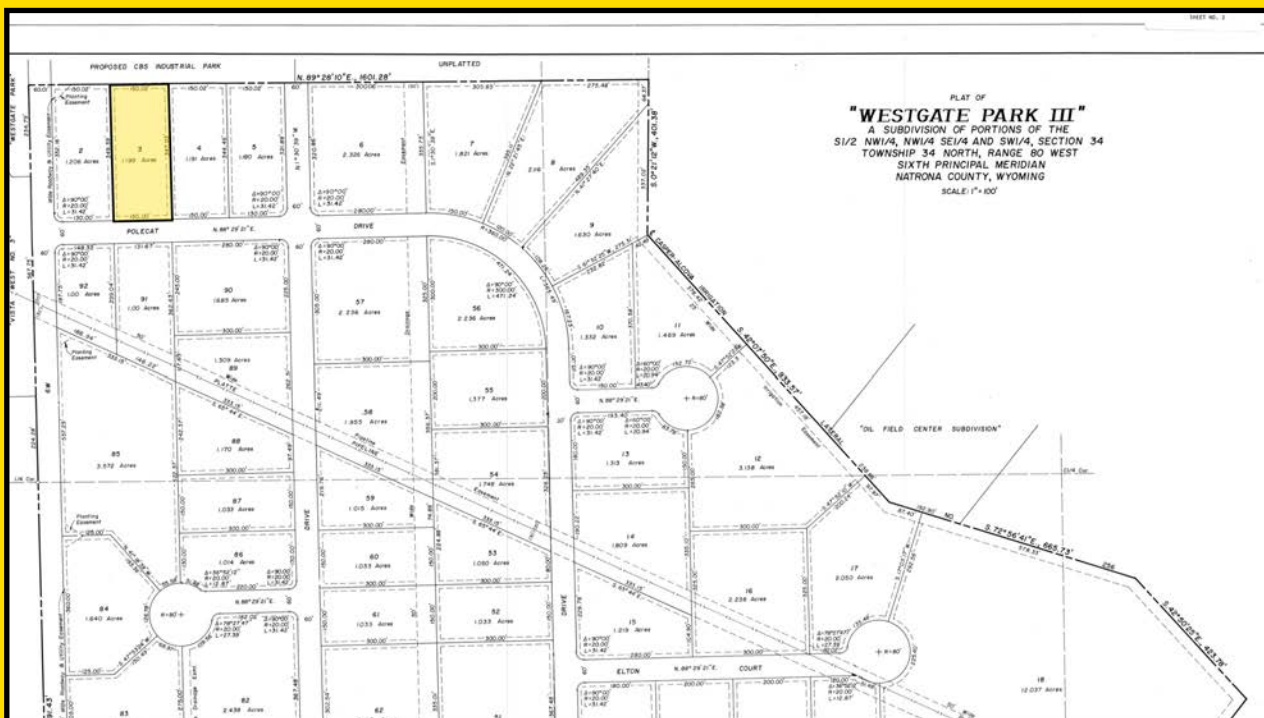
- Easy Access to Hwy 20/26 and I25 Corridor
- Ample Office Space
- Large Secured Yard
- Power Overhead Doors
- Storage for Equipment and Materials
- Ample Parking
- Tenant Improvement Allowance



**LUKER  
REALTY**

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