



CORNERSTONE
REAL ESTATE

FOR LEASE

9971 LANDMARK LANE

www.cornerstonere.com



PROPERTY FEATURES

- 4,000 SF (40'x 100') of Shop/Warehouse & Office space for Lease on approx. 2.18 acres, built in 2015
- Great location with easy access to Hwy 20/26, less than one mile from Natrona County Int. Airport
- The Property has 3,600 SF of warehouse/shop space w/20' sidewalls, (2)-16'x16' & (1)-12'x16' OH doors
- Steel beam construction, Single Phase/220V power, insulated w/Co-Ray-Vac heat & T-5 lighting
- Office Space w/approx. 400 SF (2)-Private offices, Break area & (1)-Restroom
- Level, stabilized lot with a 6' security chain link fenced yard
- City Water, Gas & Electricity, Sewer -Septic System
- Zoned: LI (Light Industrial)

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Principal

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FORREST LEFF

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9971 LANDMARK LANE
CASPER, WY



PROPERTY FEATURES

- The Shop/Warehouse/Offices: 4,000 SF (40'x 100') plus 400 SF upper mezzanine storage
- Shop/Warehouse has 3,600 SF, 20' sidewalls, (2) 16'x 16' & (1) 12'x 16' OH doors
- Steel beam construction, concrete apron w/ Single Phase/220V (400AMP/3 Phase available)
- Insulated and heated with Co-Ray-Vac & T-5 lighting
- Level, stabilized lot surrounded by a 6' security chain link fence
- City Water, Gas & Electricity, Sewer-Septic System



PROPERTY FEATURES

- Office area has approx. 400 SF with access through the shop
- (2)-private offices with easy maintenance ceramic tile flooring & electric heat
- A break area w/built in cabinet, counter top & sink in second office
- Neutral colors throughout
- (1) spacious restroom services the shop & offices



CORNERSTONE

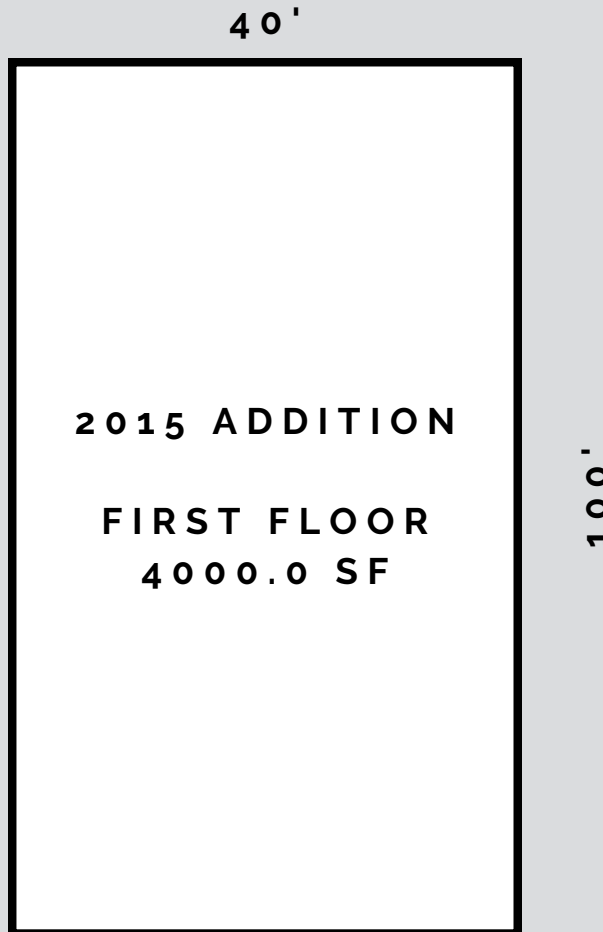
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CASPER, WY





BUILDING #1
PERIMETER - 544'



PROPERTY FEATURES

- The Shop/Warehouse & Offices in total are 4,000 SF (40'x 100')



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PROPERTY FEATURES

- Level, stabilized yard on approx. 2.18 acres



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1. Dragon Fab-Tech
2. CS Consulting
3. Tracked outdoors
4. Natrona Co. Int. Airport
5. Casper Reentry Ctr
6. National Coatings
7. Western Fabrication

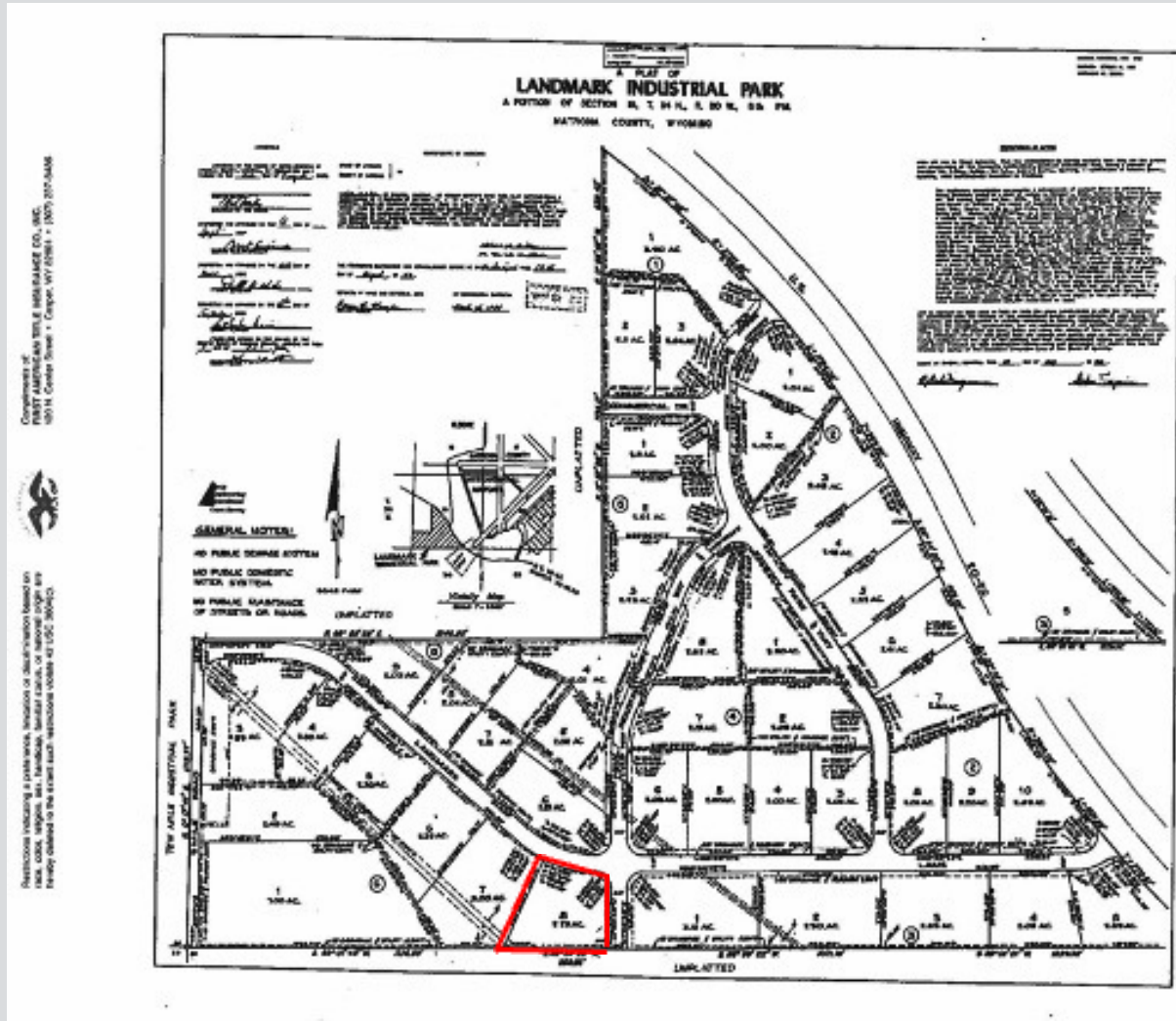
8. National Coatings
9. Western Fabrication
10. SST Energy Corp.
11. Downhole Stabilization Rockies Inc
12. Madallion
13. American Tubular Inspections
14. Horizon Cable Services

15. Ghost Town Fuel Stop
16. Advanced Hydraulics & Machine
17. Weatherford
18. NOV Tuboscope
19. 71 Construction
20. Nabors Drilling
21. Patterson Nobles Motor Freight



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9971 LANDMARK LANE
CASPER, WY



- Plat Map-9971 Landmark Lane approx. 2.18 acres available (outlined in Red)
- Landmark Ind PK 6 Lot 8 Commercial



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9971 LANDMARK LANE
CASPER, WY



- GIS Map- 9971 Landmark Lane (space available outlined in Blue)



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CASPER, WY

WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



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REAL ESTATE

CASPER, WY



BUSINESSES LOCATED IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates
- No corporate or state income tax

CASPER'S ECONOMY BY THE NUMBERS *

- Population: 59,782 people (2020)
- Unemployment rate: 4.2% (2022)
- Median household income: \$65,134 (2019)
- Median price of a home: \$245,000 (2022)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Natrona County School District #1
- Banner Wyoming Medical Center
- The Industrial Company
- Key Energy
- City of Casper
- Casper College
- Wyoming Machinery Company
- OfficeMax
- Natrona County Government
- McMurry Ready Mix



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ABOUT US

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CHUCK HAWLEY Principal

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Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.

FORREST LEFF Principal

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Forrest Leff is the Principal and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from the University of Wyoming. Following graduation, he relocated to Southern California and established Turbo Cleaning Systems, specializing in medical biohazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy Hospital, Radiology Medical Group and Surgical centers in San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business. As President of the Casper Petroleum Club, in 2017 he over saw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as specialist in the Industrial and Commercial Real Estate market.

