



CORNERSTONE
REAL ESTATE

FOR SALE/LEASE

4336 E. 2ND ST.
www.cornerstone.com



BUILDING FOR SALE/LEASE IN CASPER, WY

- Strategically located in the heart of Casper's high traffic East side, w/easy access to I-25 & Hwy 20/26
- Surrounded by Retail, Restaurants, Hotels & Residential developments
- Nearby traffic generators include: Wal Mart Supercenter, Eastridge Mall, Sam's Club, Home Depot, Studio City 10 Theatre & Furniture Row
- The Property has approx. 7,968 sq. ft. and sits on approx. 0.56 acres
- Maintenance free Exterior with attractive Concrete block and Steel siding, Roof & Awnings
- Parking for approx. 18+ cars
- City Water, Sewer, Gas & Electricity – Zoned: C-4, Property Taxes: \$5,158.79

CHUCK HAWLEY
Principal

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BUILDING FOR SALE/LEASE IN CASPER, WY

- Exceptional location with easy access to I-25, Hwy 20/26 & Wyoming Blvd.
- Highly visible signage w/electronic banner
- Maintenance free Steel Siding, Roof and Awnings & Concrete block exterior
- Interior & Exterior Security Cameras
- Lighted parking for approx. 18+ cars





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- Two glass entry doors with a breezeway for inclement weather
- High ceilings with a well-lit open floor space
- Forced air heating & A/C
- Interior and exterior security cameras
- Side double doors access the storage/parts warehouse





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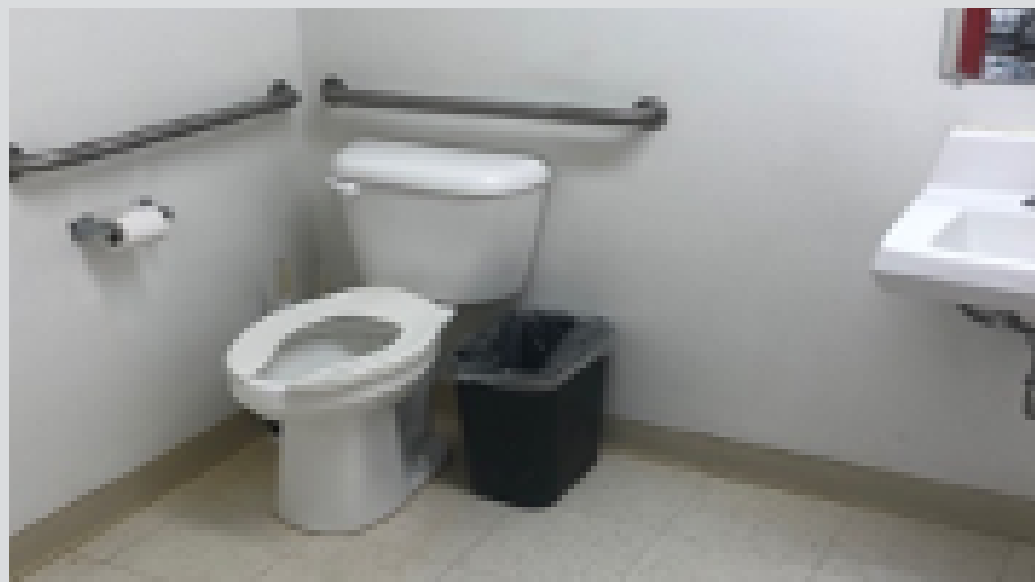
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BUILDING FOR SALE/LEASE IN CASPER, WY

- A Large private office has lots of natural light
- A backroom with lots of storage for inventory/parts
- Steel double doors allow direct access for deliveries to storage room
- An upper mezzanine space for additional storage
- ADA compliant Restroom & Mop sink station

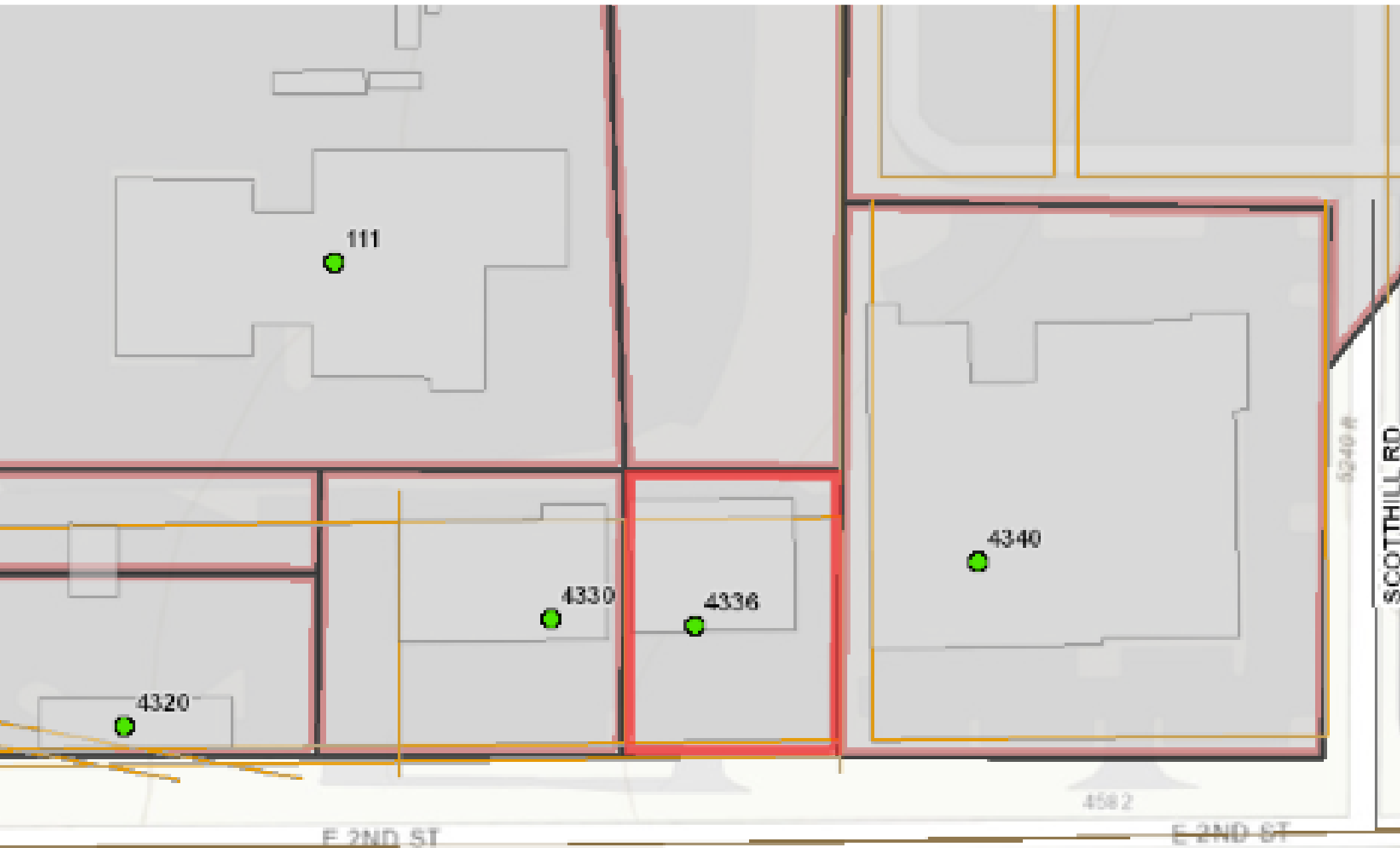




CORNERSTONE

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220 4TH ST.
RAWLINS, WY





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220 4TH ST.
RAWLINS, WY



LOCATION

- Fantastic location with the property and signage highly visible from E. 2nd Street



CORNERSTONE REAL ESTATE

220 4TH ST.
RAWLINS, WY



LOCATION

In the heart of Casper's East side high traffic corridor
Surrounded by Retail, Restaurants, Hotels & Residential developments.



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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.



BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- 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

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming. ...
- True Drilling
- Automation & Electronics



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ABOUT US

www.cornerstonere.com



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.

