

6450 E. Yellowstone Hwy

FOR LEASE



- Commercial property available For Lease with approx. 27,000 total SF on 2.16 acres
- Excellent location with easy access to I-25 & Hwy 20/26
- 20' sidewalls, (2) 12'x14' dock high, (1) 14'x14' & (1) 12'x 14' OH doors
- 1,800 SF of Office space with reception, 3 private offices, breakroom and 2 restrooms
- City power, natural gas, city water with septic for sewage disposal
- Zoned: HI-High Industrial, Property taxes \$5,991



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Forrest Leff Chuck Hawley
Contact: Principal Broker Principal
307-262-2393 307-259-1315



- The Building (180'x150') has approx. 27,000 SF total
- The main Warehouse has; 20' sidewalls, (2) dock high 12'x14' OH doors with self-levelers
- (1)-12'x14' OH door w/ramp & (1)-14'x14' OH door w/ramp
- Infrared heating units, sky lights, a fire sprinkler system & Co2 monitor
- Security entry access set in place for both trucks and pedestrians at main building





- There is an upper mezzanine for storage, a parts room and an office supply room
- The Office space (1,800 SF) has a reception, 3 private offices, breakroom, IT room & 2 restrooms
- Central A/C, with easy maintenance linoleum flooring





- The East end of the Warehouse has additional shop/storage with approx. 4,500 SF (110'x40')
- 16' sidewalls and (1) 14'x 14' OH door w/ramp





- Lot size: approx. 2.16 acres
- The property features a level open lot for easy access





- The property is surrounded by Industrial, trucking companies, restaurants, retail & hotels
- Easy access to I-25 & Hwy 20/26

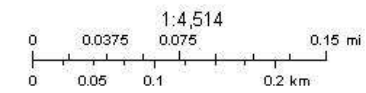


ArcGIS Web Map



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|------------------------------|-------------------|-------------------|------------------------|---------------|
| Traffic Control Point | Lane Restrictions | Seasonal Closure | Highway | State Highway |
| Detour Present | Reduced Speed | Turn Restrictions | Freeways & Expressways | |
| Flagger Present | Road Closure | | Interstate | |

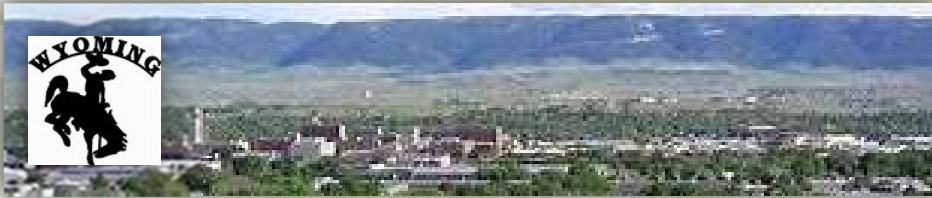


Natavia County Assessor, NRGISC
 Sources: Esri, HERE, Garmin, Intermap, iGeo, GEBCO, USGS

Natavia County Assessor, NRGISC | Natavia County Planning and Development Department, NRGISC | Bar Nara; Blackville; Mills; Carper Planning Department | Natavia Regional Geospatial Cooperative (NRGISC) | State Engineers Office, NRGIC | Bureau of Land Management (BLM) | Web App Builder for ArcGIS

- 6450 E. Yellowstone Hwy, Evansville, WY 82636





Casper

The City of Casper is centrally located in the heart Wyoming. Nick named the “Oil City”, Casper and the surrounding Rocky Mountain Region has long benefitted from the Mining, Gas & Oil industry. Casper reflects the image of the “Great American West.” A Community nestled in the foothills of Casper Mountain with the North Platte River running through it.

With a population of approximately just over 60,000, Casper is the second largest metropolitan city in Wyoming. Casper provides an outstanding economic means where businesses and manufacturers can have a Central Western location, while benefitting from strategically planned Business Parks, Freight routes, the BNSF Railway & Trans-load facility and Wyoming’s only International Airport. Casper has been fortunate to provide a high quality of life for its residents while claiming some of the nation’s lowest tax rates. In addition to having relatively low property tax, the State of Wyoming has no corporate or state income tax.

Since the late 1800’s Casper’s Economy has been rooted in the energy industry, but in recent years has diversified beyond energy and expanded into Health care, education & training as well as promoting new business startup programs. Forbes Magazine rated Casper in their July, 2014 issue as one of the “Best small Places for Business and Careers.”

Casper Facts:

- Located within Natrona County
- Population: approx. 60,000 people
- Unemployment Rate: 3.6% (2019)
- Median Household Income: \$65,074 (2019)
- Median Price of a Home: \$229,500 (2019)
- Sales Tax: 5%
- State Income Tax: 0%
- Corporate Tax 0%
- International Airport



The Casper area has great access to outdoor adventure, with everything from rafting, kayaking, cycling, golfing, camping, hiking, hunting, cross country and downhill skiing amenities, as well as world class fishing.

Casper also boasts its diverse Arts & Cultural attractions like; the National Historic Trails Interpretive Center, The Tate Geological Museum, and the Nicolaysen Art Museum.

Take in an off Broadway show or concert at the Casper Events Center or at the recently built outdoor venue-the “David Street Station” located in the historic Old Yellowstone District, in the heart of Downtown Casper.

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 & play.

*The information contained herein has been obtained from sources we deem reliable. We have no reason to doubt it’s accuracy, but offer no guarantee. 2018 Cornerstone Real Estate.





Chuck Hawley is the Principal and Managing Partner for Cornerstone Real Estate and has been a commercial real estate professional for over 30 years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor 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 the Vice President to the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed 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 is the Principal Broker 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 University of Wyoming. Following graduation, he relocated to Southern California and established *Turbo Cleaning Systems*, specializing in medical bio hazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy hospital, Radiology Medical Group and Surgical centers of 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 a specialist in the Industrial and Commercial Real Estate market.

The Cornerstone Real Estate Professionals

