

NEW WAREHOUSE/OFFICE SPACE FOR LEASE

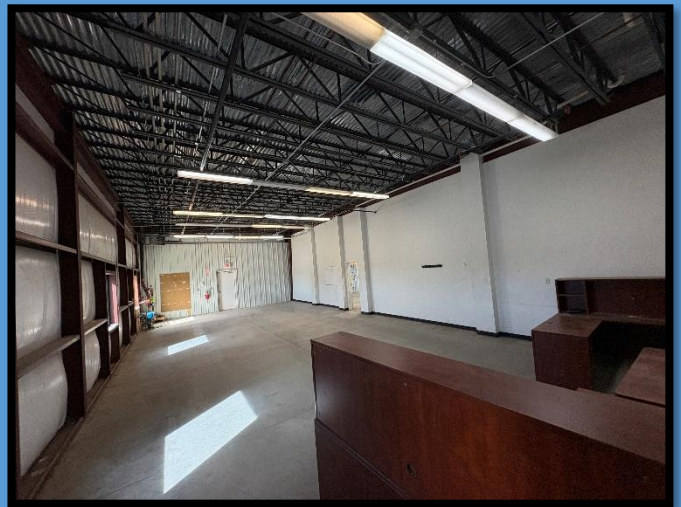
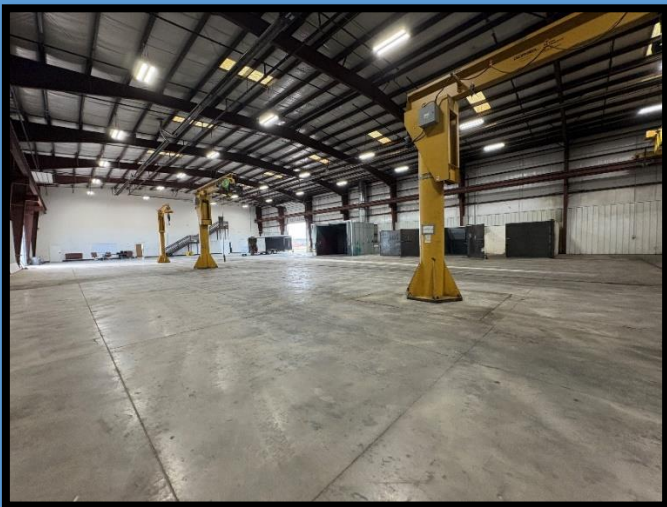
8560 DELTA DR. CASPER, WY – ACROSS FROM AIRPORT

22,789 SF for \$22,789/month including triple net



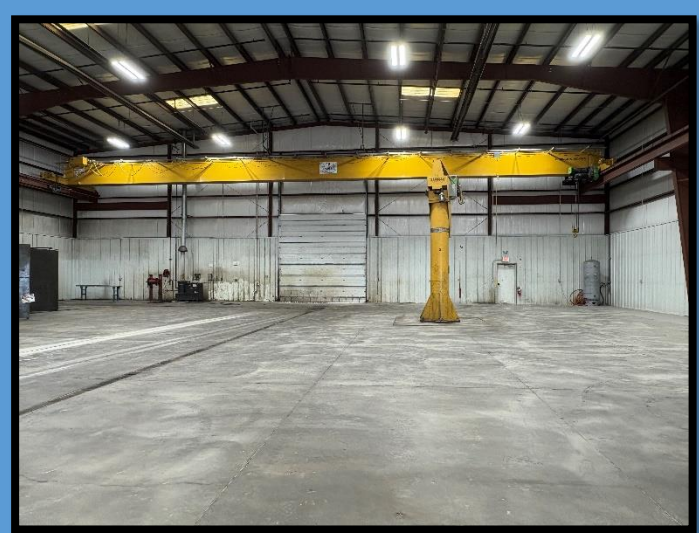
22,789 sf Warehouse/office with 4 cranes installed (10-ton, two 5-ton & 2-ton)

- Prime Location on I-20 with excellent sign visibility from road
- Directly across from Natrona County airport
- 100% sprinklered, 480v/240v/110v - 3-phase power
- 3 drive-in 16-ft. overhead doors (2 in-line for truck drive-thru capability)
- 30' high ceilings, built 2013, excellent condition
- paint booth, locker room, 2-story office
- 3 testing bays, interior warehouse catch basin in floor for oil/water collection
- Priced at \$10.75/sf/yr. + \$1.25/sf/yr NNN



Julie Philippus, Owner/Agent 985.789.6334 cell julie@dihold.com
Owner/Agent Listing Broker: Pat Diefenthal, Inc. 985.867.1801 office

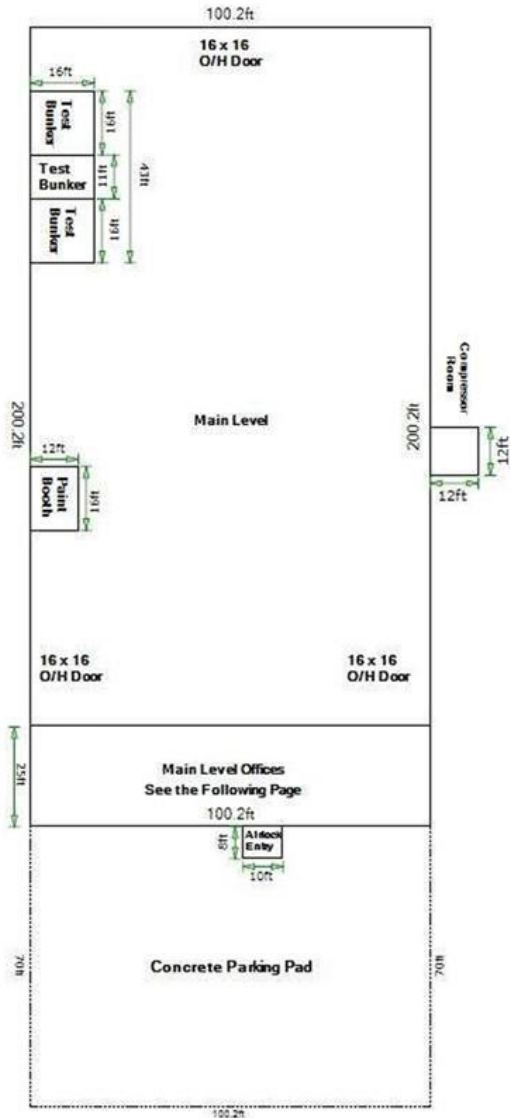




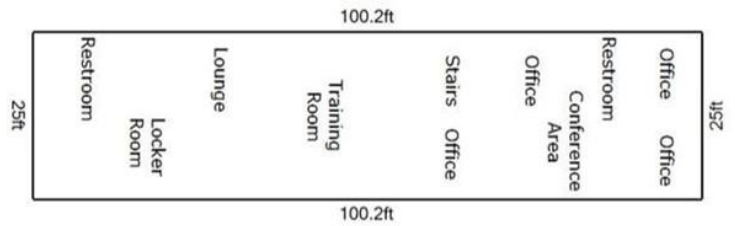
8560 Delta Drive, Casper, WY 82604

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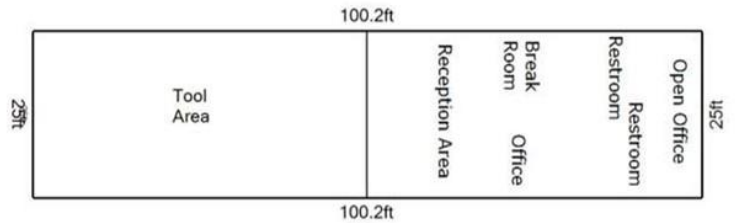
Main Floor Building Sketch



Upper Floor Office Sketch



Main Floor Office Sketch



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