



Offering Memorandum

4860 WARDWELL INDUSTRIAL AVENUE

7,250± SF BUILDING | 1.96± ACRES

Price:
\$12/SF/YR

JOHN TROST-PRINCIPAL

BrokerOne Real Estate

(307) 234-2385

jtrost5682@gmail.com

1703, Wyoming

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BROKERONE REAL ESTATE

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PROPERTY SUMMARY

4860 WARDWELL INDUSTRIAL AVENUE | BAR NUNN, WY 82601



Property Summary

Building SF:	7,250
Lease Rate:	\$12/SF/YR
Lot Size:	85,378 SF
Parking:	10+
Year Built:	2017

Property Overview

Situated in a prime industrial corridor, this 7,250 ± square foot Class A facility combines high-quality shop space with modern office accommodations on a spacious 1.96 ± acre lot. The building's 20-foot clear heights, three overhead doors (two 14-foot, one 16-foot, and an additional overhead door), and 3-phase power provide exceptional functionality for a variety of industrial operations. Inside, the property offers four private offices, a full kitchen, two mini-split units, and heated floors in both the office and shop areas, ensuring year-round comfort and efficiency. The exterior is fully fenced with gravel surfacing, multiple RV hookups, and dual gated access points, offering secure and versatile yard space. This well-maintained property is ideally positioned for tenants seeking a professional image, efficient workflow, and excellent access to transportation routes.

Location Overview

4860 Wardwell Industrial Avenue is located in the growing community of Bar Nunn, Wyoming, just north of Casper in Natrona County. Positioned within a well-established industrial corridor, the property offers direct access to Interstate 25, providing excellent connectivity to regional and national markets. The location benefits from close proximity to Casper-Natrona County International Airport, major trucking routes, and the amenities of the Casper metro area. Surrounding businesses include transportation, logistics, fabrication, and service companies, creating a strong industrial ecosystem. The combination of strategic highway access, nearby airport facilities, and a business-friendly community makes this property ideally situated for a wide range of industrial users.

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PROPERTY PHOTOS

4860 WARDWELL INDUSTRIAL AVENUE | BAR NUNN, WY 82601

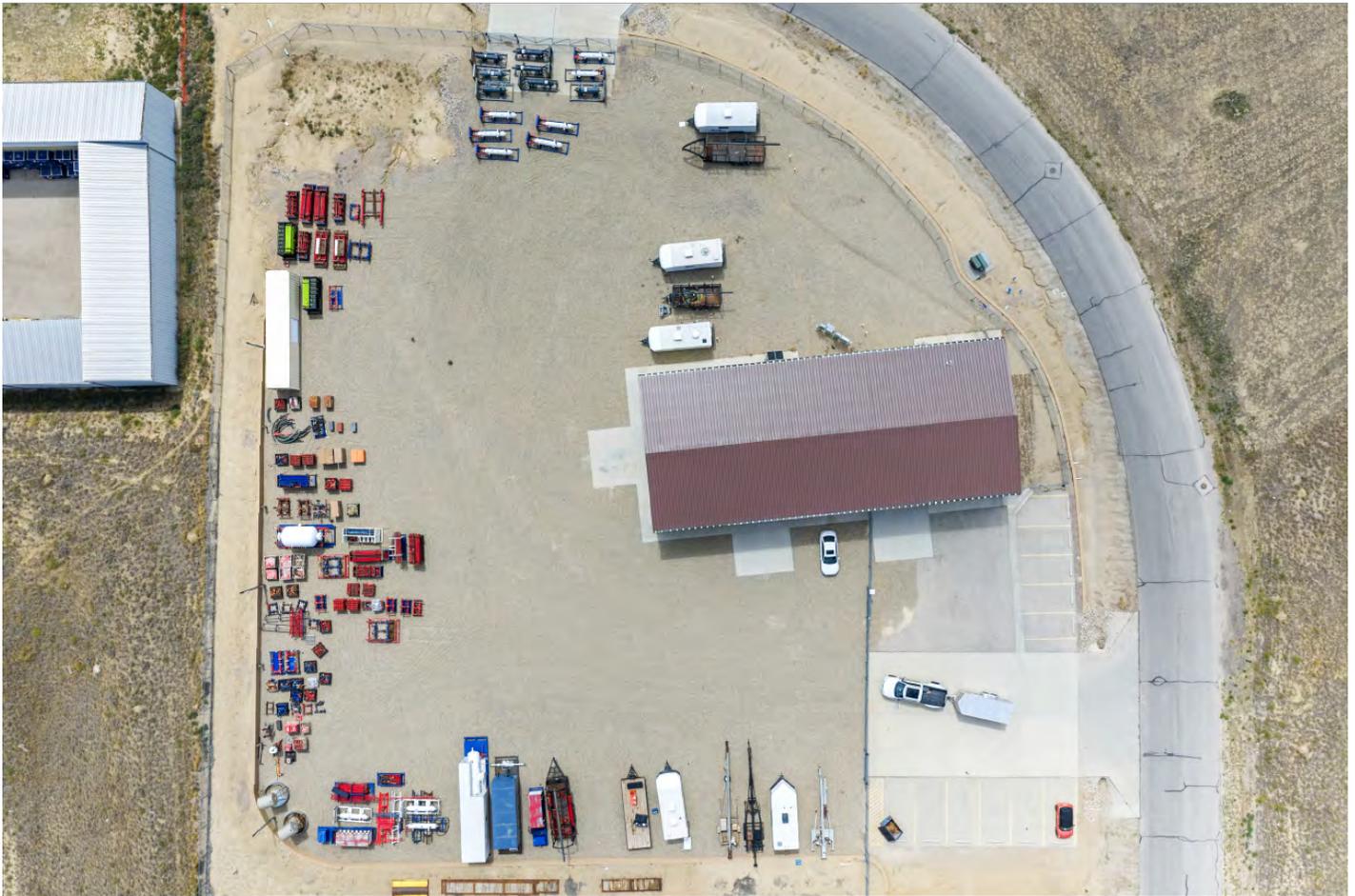


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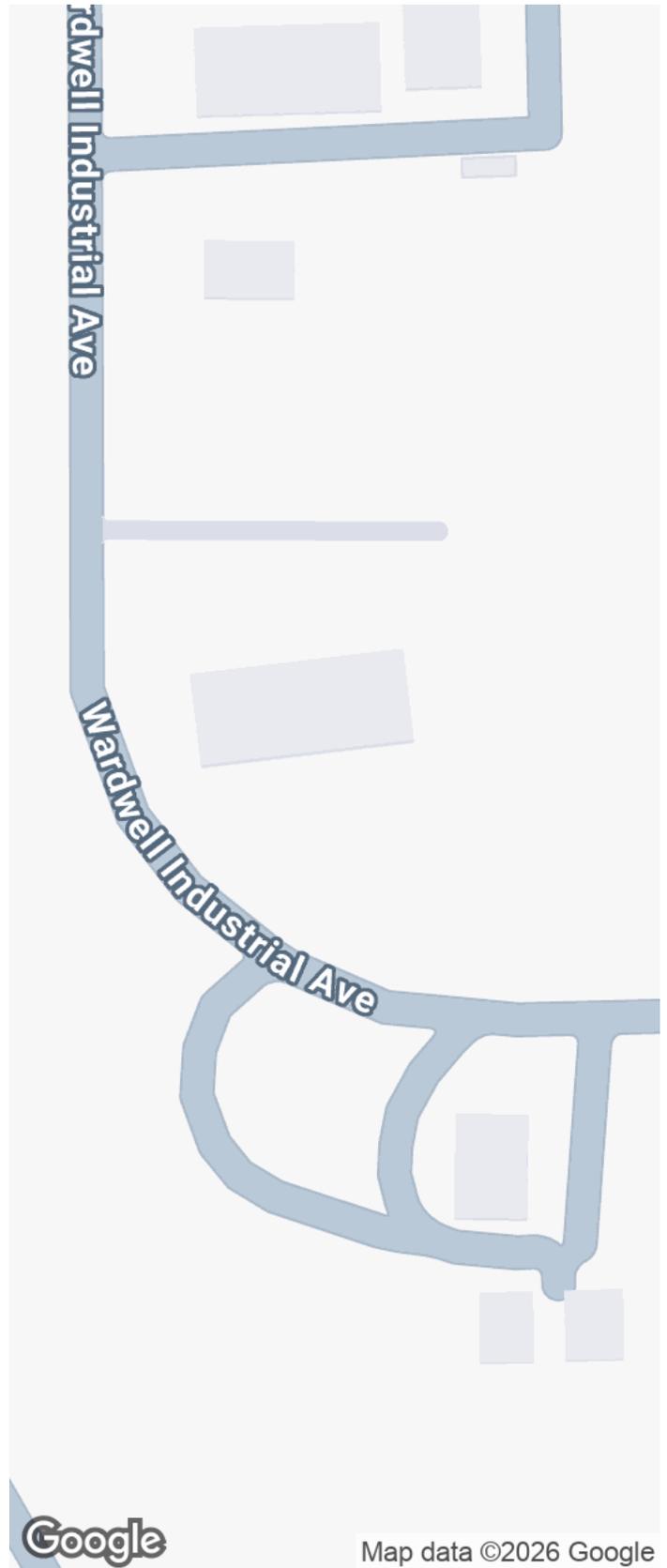
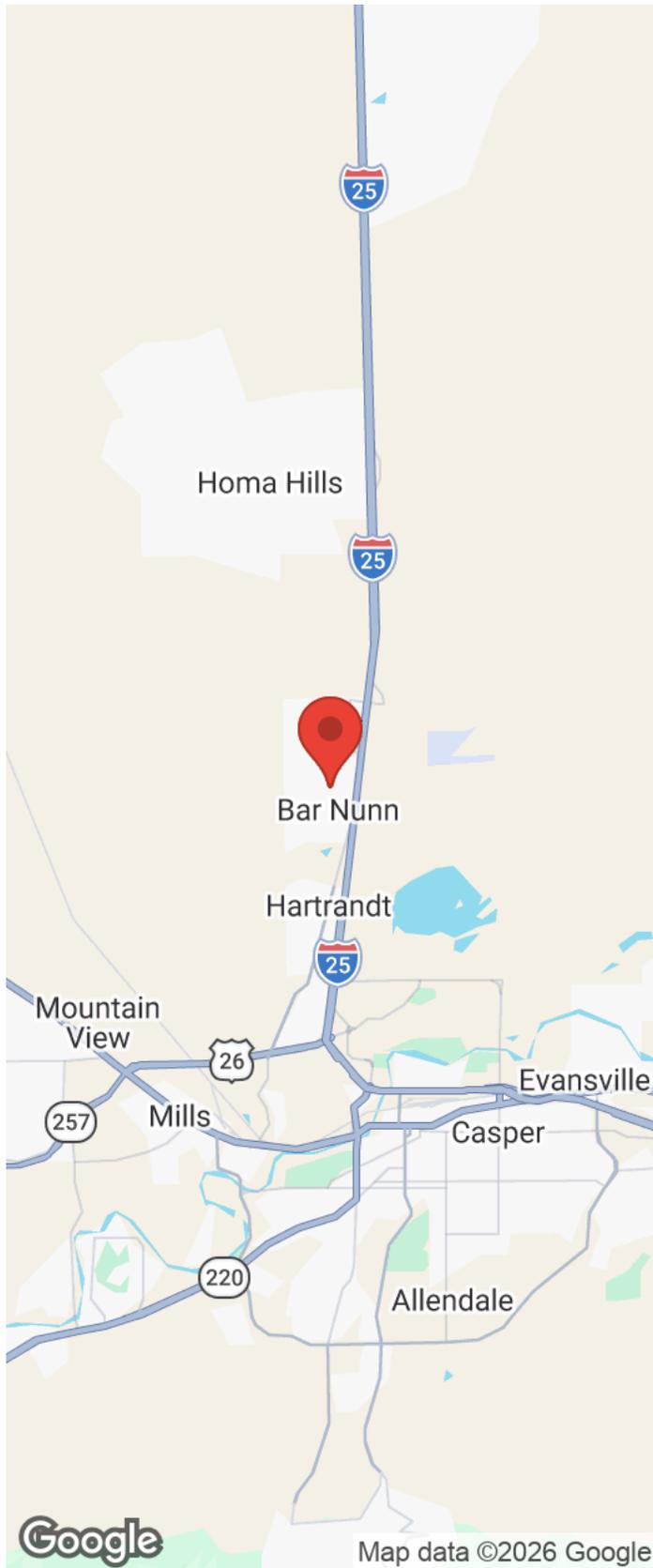


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LOCATION MAPS

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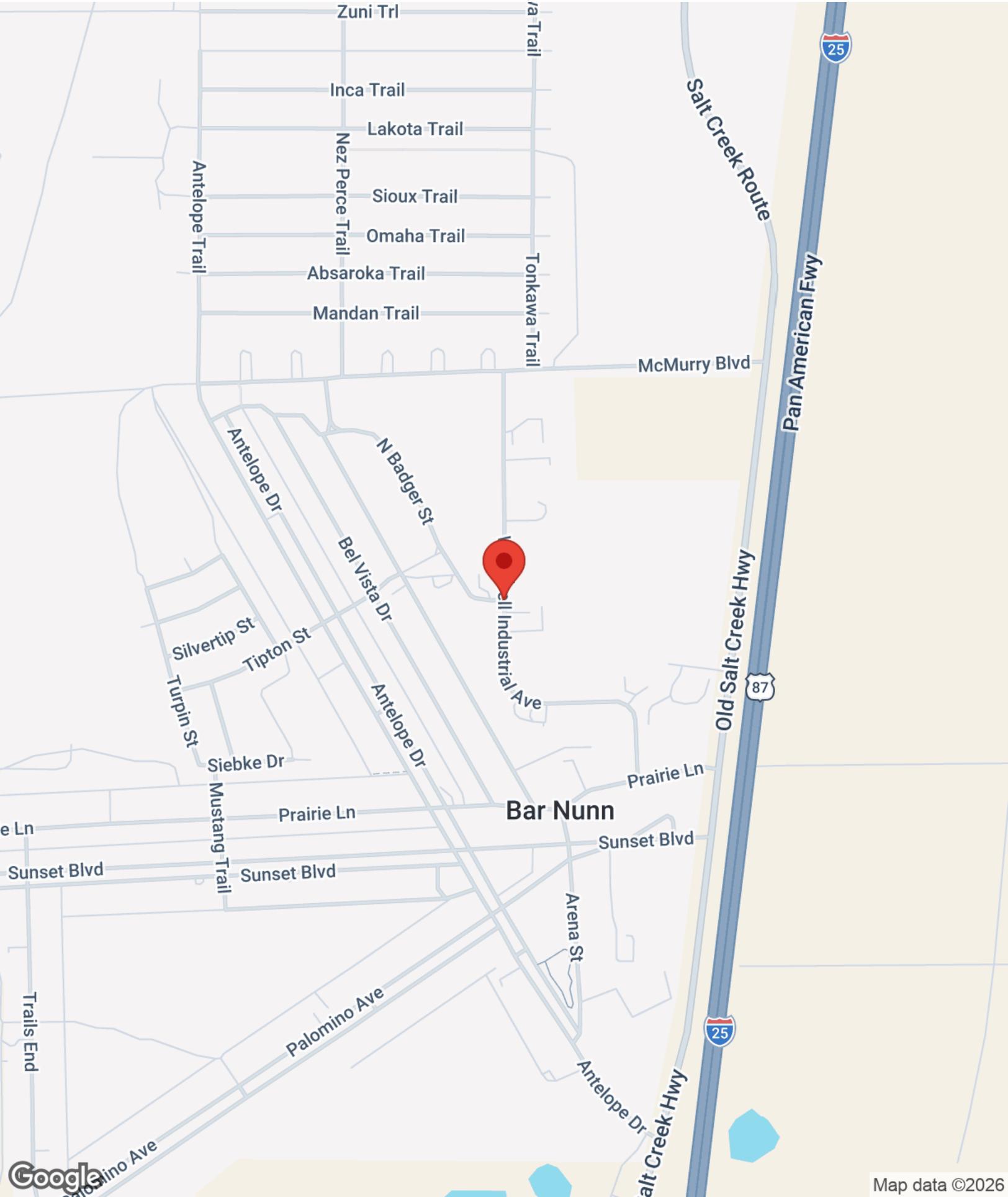


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BUSINESS MAP

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AERIAL MAP

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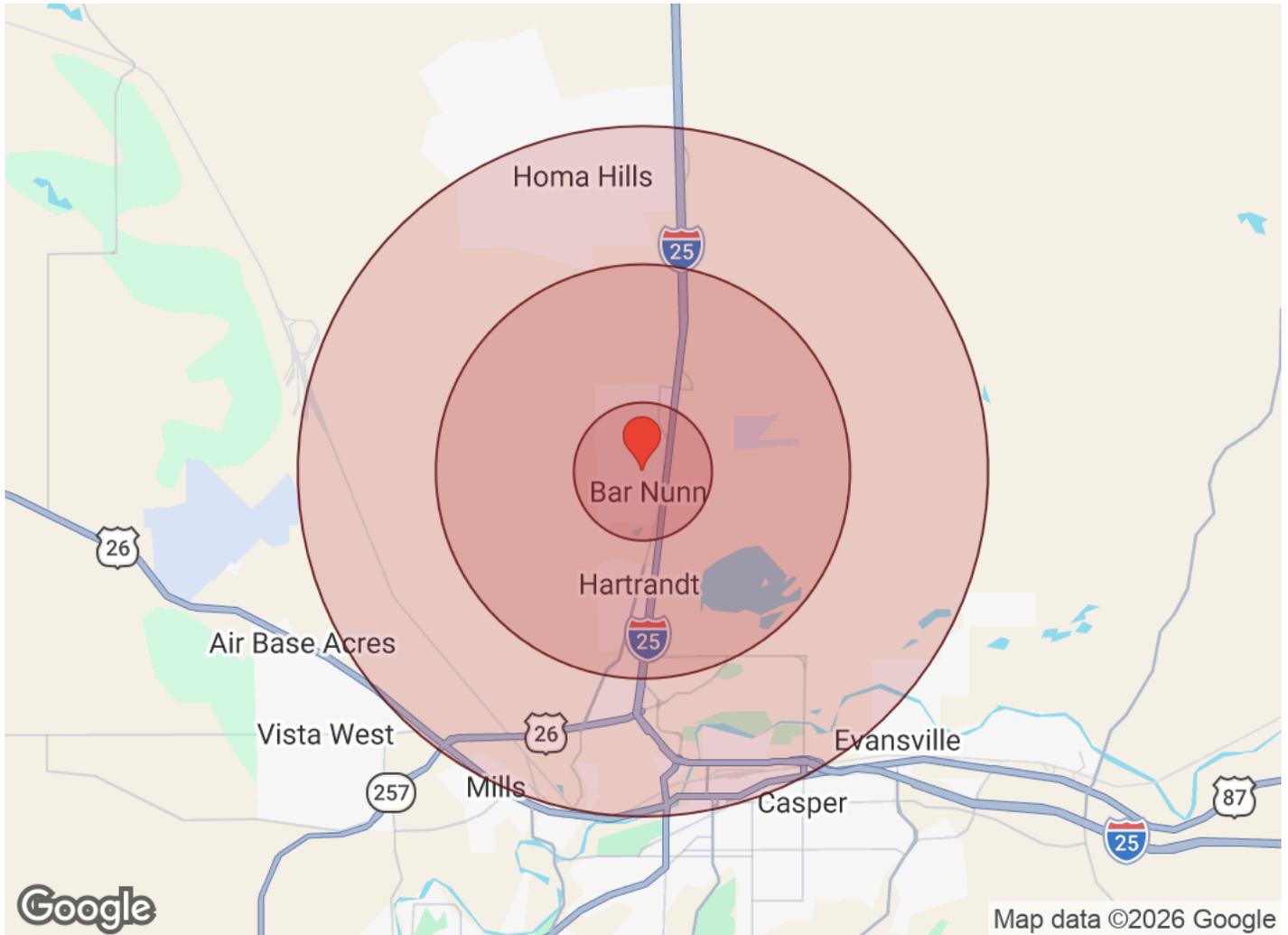


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DEMOGRAPHICS

4860 WARDWELL INDUSTRIAL AVENUE | BAR NUNN, WY



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	1,371	1,818	4,937	Median	\$115,999	\$109,938	\$61,153
Female	1,399	1,822	4,565	Under \$15k	4	6	353
Total Population	2,770	3,640	9,502	\$15k - \$25k	10	10	425
				\$25k - \$35k	41	53	328
				\$35k - \$50k	100	168	613
				\$50k - \$75k	131	196	729
				\$75k - \$100k	83	115	365
				\$100k - \$150k	322	432	719
				\$150k - \$200k	183	197	333
				Over \$200k	96	129	218
Housing	1 Mile	3 Miles	5 Miles				
Total Units	1,043	1,415	4,549				
Occupied	969	1,307	4,083				
Owner Occupied	884	1,156	2,454				
Renter Occupied	85	151	1,629				
Vacant	74	108	467				
Age	1 Mile	3 Miles	5 Miles				
Ages 0 - 14	638	823	1,847				
Ages 15 - 24	304	397	1,184				
Ages 25 - 54	1,259	1,585	3,956				
Ages 55 - 64	274	392	1,064				
Ages 65+	294	444	1,449				

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PROFESSIONAL BIO

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.

DISCLAIMER

4860 WARDWELL INDUSTRIAL AVENUE

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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