

**For Sale \$3,750,000**

**6214 Tonkawa Trail Bar Nunn, Wyoming**

**30,447 ft.<sup>2</sup> on 5 Acres**

**Light Industrial Zoning**



**Westwinds Rd**


**Tonkawa Trl**



**LUKER**  
REALTY

**Christopher D. Bradfield, CCIM**

 [chris@lukerrealty.com](mailto:chris@lukerrealty.com)

 **307-265-8000**



# Offering

Luker Realty is pleased to offer for sale 6214 Tonkawa Trail, a 30,447 square foot light industrial facility on 5 acres in Bar Nunn, Wyoming. This new, premium warehouse is useable whole or divisible into three units — each with two 20' drive-through overhead doors and separated by fire-rated overhead doors. With up to 1 megawatt of power, natural gas, city water and sewer, and modern telecom infrastructure this property is useful for fabrication, manufacturing, distribution, or data center users.

Ideally located just ½ mile from the Westwinds Road Interstate 25 interchange, the site provides quick access to major distribution routes, and is only 10 minutes from Natrona County International Airport and downtown Casper—making it highly accessible for both regional logistics and labor force.

For more information or to tour contact:

Christopher D. Bradfield, CCIM

Broker – Luker Realty, LLC

 254 N. Center St., Casper, WY 82601

 [chris@lukerrealty.com](mailto:chris@lukerrealty.com)

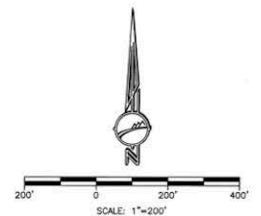
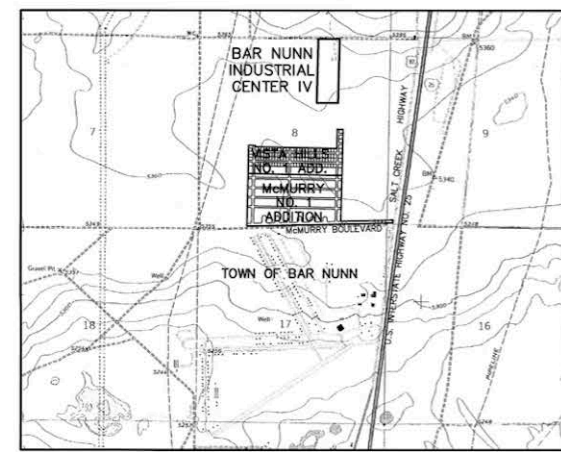
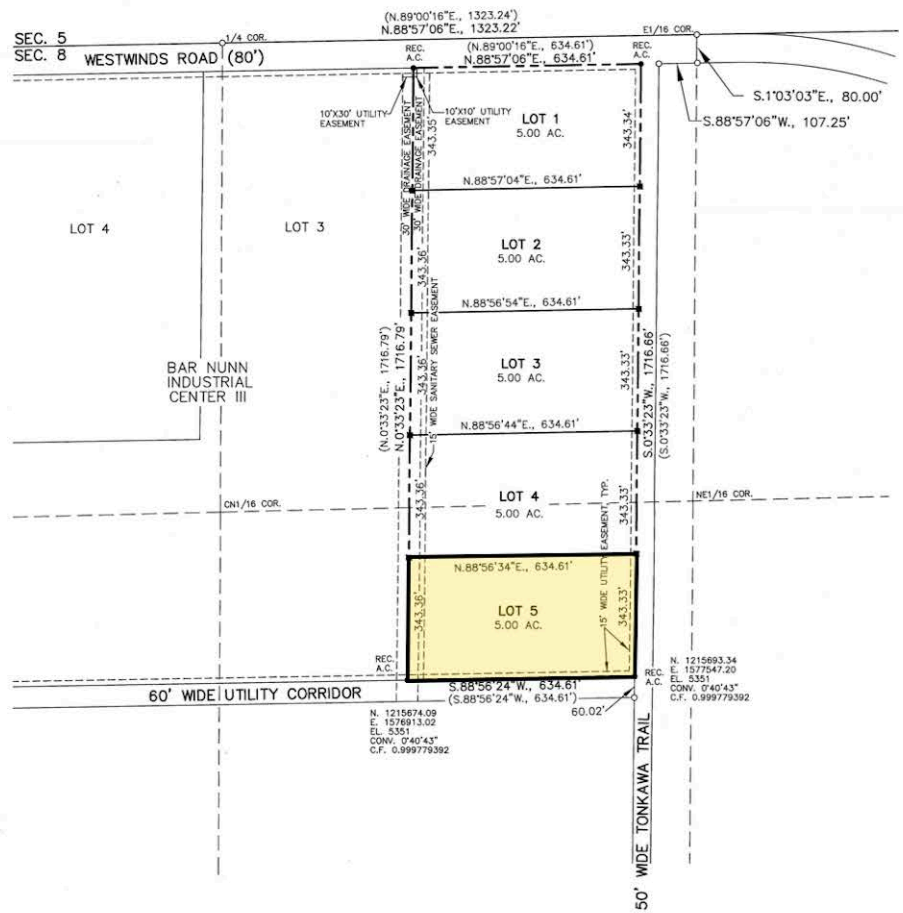
 307-265-8000

[lukerrealty.com](http://lukerrealty.com)

# Photos







**DATUM**  
GROUND DISTANCE - U.S. SURVEY FEET  
BASIS OF BEARING - GEODETIC BASED ON GPS  
COORDINATES REFER TO  
WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, NAD83/86  
ELEVATIONS ARE FOR REFERENCE ONLY AND NOT FOR USE AS A BENCHMARK

PLAT CLOSURE RATIO: EXCEEDS 1:123,796

- LEGEND**
- SET BRASS CAP
  - RECOVERED BRASS CAP
  - RECOVERED CORNER (AS NOTED)
  - SET 5/8" REBAR W/AL. CAP
- BOUNDARY  
EASEMENTS  
MEASURED  
RECORD
- S.89°12'41"W., 665.65'  
(S.89°12'41"W., 665.65')

**WLC**  
ENGINEERING • SURVEYING • PLANNING  
200 PRONGHORN, CASPER, WY. 82601  
W.D. NO. 18415 DATE: 4-8-14 FILE NAME: BAR NUNN INDUSTRIAL CENTER IV

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING ) ss  
COUNTY OF NATRONA ) ss

I, Steve M. Castle of Casper, Wyoming hereby state that this plat was prepared from notes taken during actual surveys made by me or others under my direct supervision during the month of April, 2014 and that this map correctly represents said surveys. All perimeter corners are well and accurately monumented by brass caps as of the date of this map and all lot corners shall be monumented upon completion of construction and at the request of the owners. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 6010 L.S.

Subscribed in my presence and sworn to before me by Steve M. Castle this 21<sup>st</sup> day of JULY, 2014.

My commission expires: JUNE 20, 2017

*Kenneth R. Moore*  
Notary Public

PLAT OF  
"BAR NUNN INDUSTRIAL CENTER IV"  
TO THE TOWN OF BAR NUNN, WYOMING  
A VACATION AND REPLAT OF ALL OF  
LOT 2, BAR NUNN INDUSTRIAL CENTER III  
TO THE TOWN OF BAR NUNN, WYOMING  
A SUBDIVISION OF PORTIONS OF THE  
NW1/4NE1/4 & SW1/4NE1/4, SECTION 8,  
TOWNSHIP 34 NORTH, RANGE 79 WEST  
SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING  
SCALE: 1"=200'

**CERTIFICATE OF DEDICATION**

Robert McMurry, hereby certifies that he is the owner and proprietor of the foregoing vacation and replat of all of Lot 2, Bar Nunn Industrial Center III, a subdivision located in and being a portion of the SW1/4NE1/4 & NW1/4NE1/4, Section 8, Township 34 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds as follows:

Beginning at the northwesterly corner of the Parcel being described, the northeasterly corner of Lot 3, of said Bar Nunn Industrial Center III and a point in the southerly right of way line of Westwinds Road; Thence from said Point of Beginning and along the northerly line of said Parcel and the southerly right of way line of said Westwinds Road, N.88°57'06"E., 634.61 feet to the northeasterly corner of said Parcel and a point in the intersection of the southerly right of way line of Westwinds Road with the westerly right of way line of Tonkawa Trail; thence along the easterly line of said Parcel and the westerly right of way line of said Tonkawa Trail, S.0°33'23"W., 1716.66 feet to the southeasterly corner of said Parcel and the northeasterly corner of a 60 foot wide utility corridor, Bar Nunn Industrial Center III; thence along the southerly line of said Parcel and the northerly line of said 60 foot wide utility corridor, Bar Nunn Industrial Center III, S.88°56'24"W., 634.61 feet to the southeasterly corner of said Parcel and the southeasterly corner of said Lot 3, Bar Nunn Industrial Center III; thence along the westerly line of said Parcel and the easterly line of said Lot 3, Bar Nunn Industrial Center III, N.0°33'23"E., 1716.79 feet to the Point of Beginning and containing 25.00 acres, more or less.

The replat and subdivision of the foregoing described lands as appears on this plat is with the free consent and in accordance with the desires of the above named owner and proprietor. The name of said subdivision shall be known as "BAR NUNN INDUSTRIAL CENTER IV", an Addition to the Town of Bar Nunn, Wyoming. All streets and roads as shown hereon are hereby or have been previously dedicated to the use of the public, and all easements and utility corridors as shown hereon are hereby reserved for purposes of construction, operation and maintenance of lines, conduits, drainage conduits and ditches as required.

Robert McMurry  
P.O. Box 2523  
Mills, Wyoming 82644

*Robert McMurry*  
Robert McMurry, Owner

**ACKNOWLEDGMENT**

State of Wyoming) ss  
County of Natrona) ss

The foregoing instrument was acknowledged before me by Robert McMurry, Owner this 23<sup>rd</sup> day of JULY, 2014.

Witness my hand and official seal.

My commission expires: Feb 8, 2016

*Robb McCall*  
Notary Public

**APPROVALS**

APPROVED: Town of Bar Nunn Planning Commission this 24<sup>th</sup> day of JULY, 2014 and forwarded to the Town Council of Bar Nunn, Wyoming with recommendation that said plat be approved.

*Robb McCall* Secretary  
*Kim W. Hill* Commission Chairman

APPROVED: Town Council of the Town of Bar Nunn, Wyoming, by Ordinance No. 2014-13 duly passed, adopted and approved on this 24<sup>th</sup> day of JULY, 2014.

Attest: *Curt R. Pendley* Town Clerk  
*Jimmy J. Petty* Mayor

APPROVED on the 24 day of JULY, 2014.

*Walter D. Johnson*  
Town Engineer

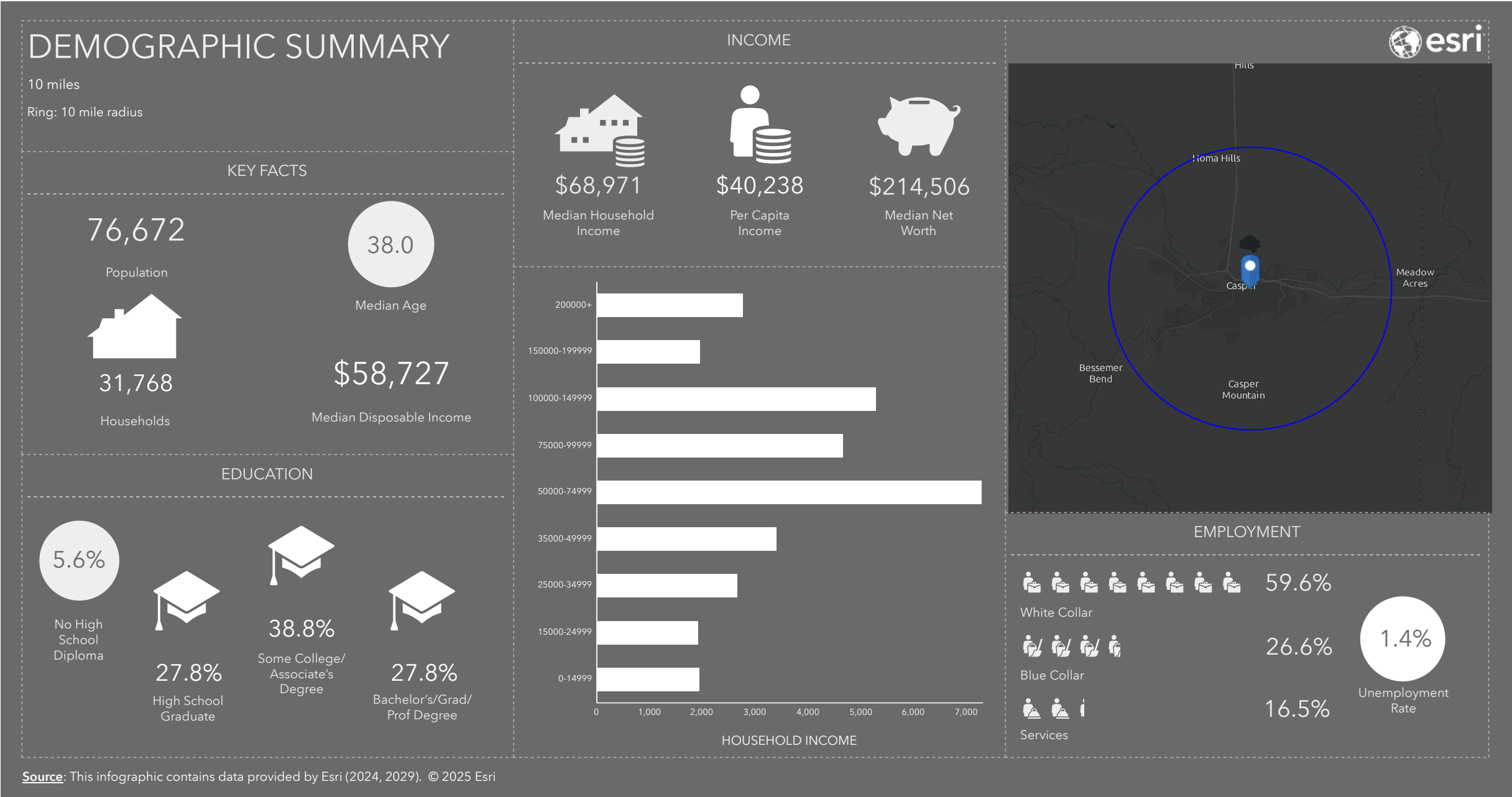
Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 6<sup>th</sup> day of AUGUST, 2014.

*Renea Vitto*  
County Clerk



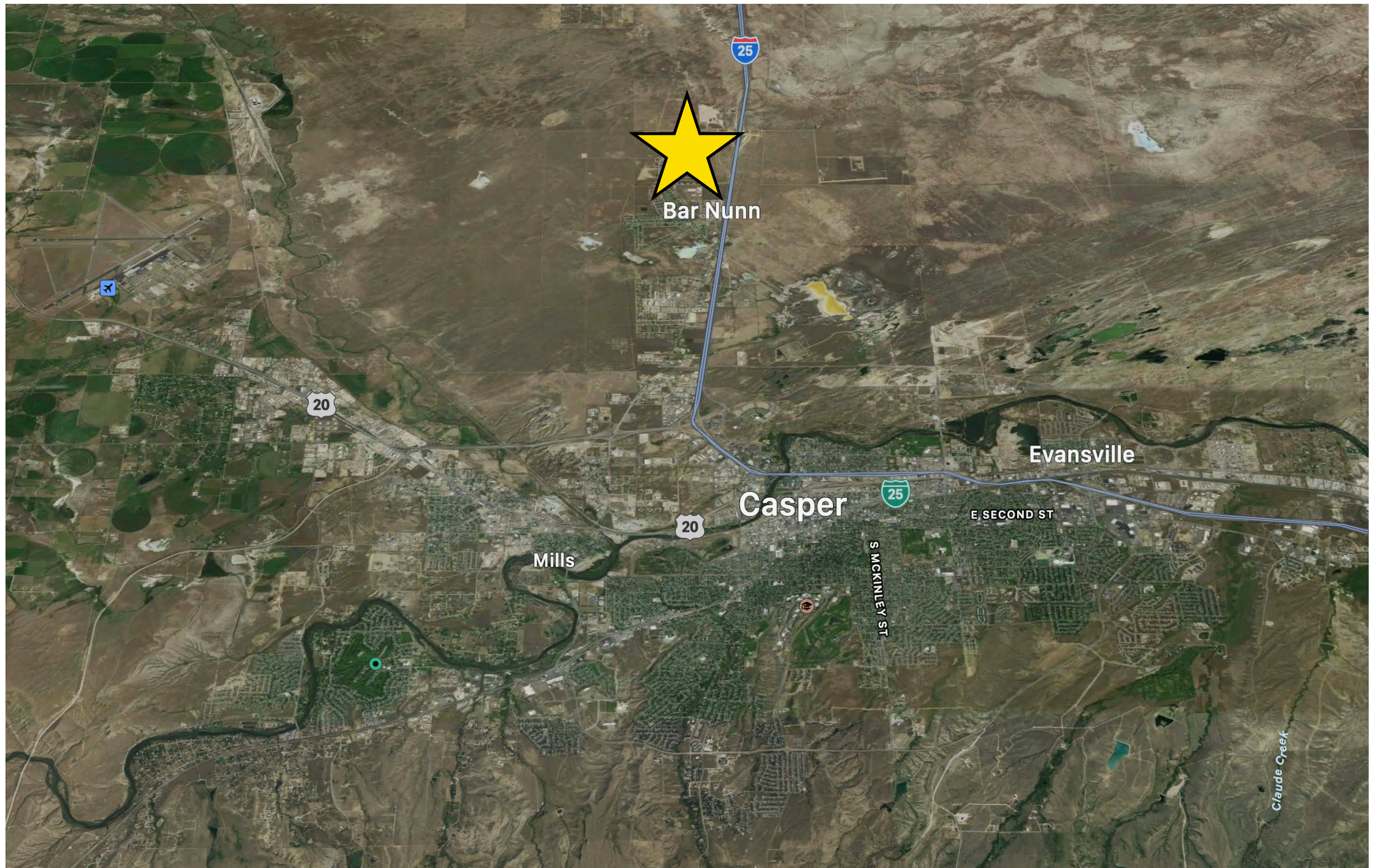
My term of office expires January 5, 2015

# Demographics





# Area Map





# Area Information

Natrona County, Wyoming is home to approximately 80,000 residents and boasts a strong, diversified economy anchored by the energy sector. The region leverages Wyoming's rich natural resources—including oil, natural gas, coal, uranium, solar, and wind power—to support a broad industrial base. Centrally located in the Mountain West, Natrona County serves as a strategic hub for the state's energy, medical, financial, and retail trade industries.

Key infrastructure—including business parks, major freight routes, BNSF rail access, foreign trade zones, transload facilities, and Wyoming's only international airport enhances the county's logistical and commercial advantages. New facilities continue to open, bringing capital investment, job creation, and stable demand for commercial property throughout the region.

Residents enjoy a unique blend of small-town atmosphere and economic self-sufficiency. Recreational opportunities are abundant and include floating and fly fishing on the North Platte River, boating and fishing at Alcova and Pathfinder Lakes, hunting in the surrounding wilderness, and downhill and cross-country skiing on Casper Mountain. The Casper Recreation Center offers year-round ice skating and swimming, while a network of trails, parks, and community venues like the Ford Wyoming Center and David Street Station contribute to a vibrant and healthy lifestyle.

