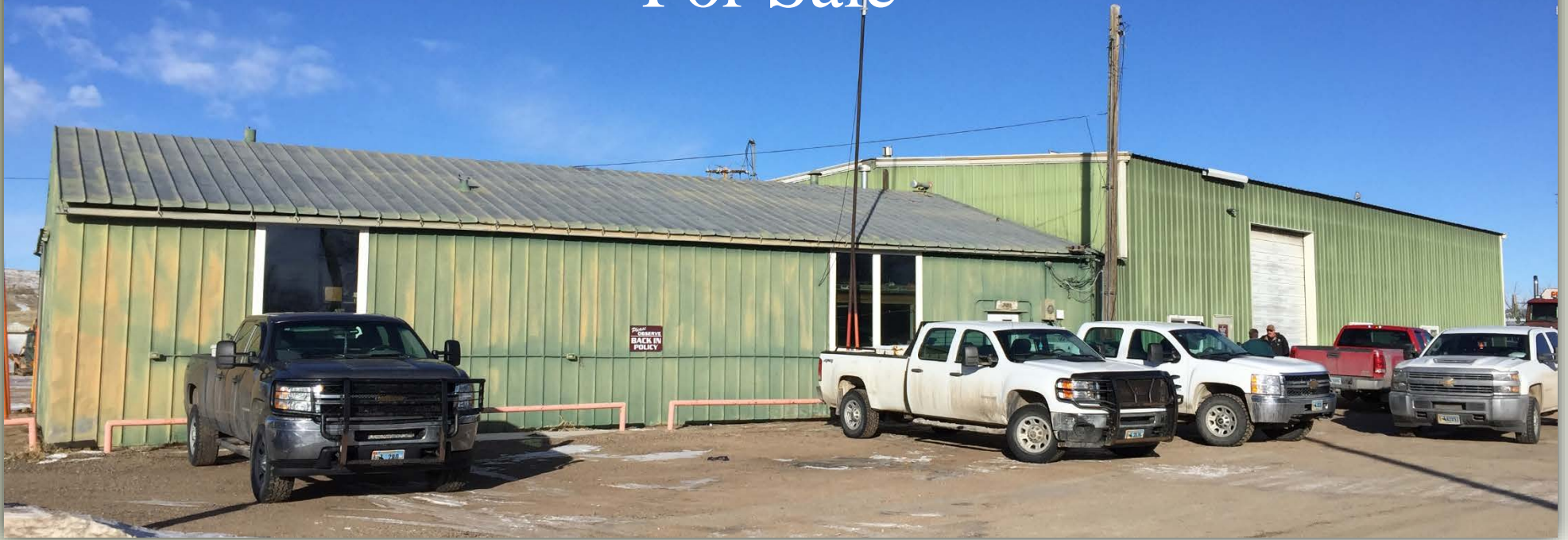


# 222 S. Howard St

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## For Sale



- Shop/Warehouse w/approx. 7,376 SF & Modular Offices w/ 1,344 SF For Sale on combined lot size of 2.41 acres
- The Main Shop, 222 S. Howard, has 5,000 SF (100'x 50'), 20' sidewalls, (4)-12'x 16' OH doors, floor drains & co-ray-vac heat
- A mechanics room, parts room, break room, LED lighting with 3 Phase/480V/400Amp
- A smaller attached shop has 2,232 SF, connected by a 12' angled wall with 12' sidewalls and (1) 10'x 12' OH door
- Directly across the street 717 Center St – is a 2006 Modular providing office space w/ 1,300 SF (26'x 50')
- The Modular has (3) private offices, full kitchen, reception area, (2) restrooms with a large open lot
- Behind the modular is a storage Quonset and (2) storage sheds
- Both properties have City water, sewer, gas & electricity
- Zoned: Commercial
- Property taxes \$2,468 (2018)



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Forrest Leff    Chuck Hawley  
Principal Broker    Principal

Contact: 307-262-2393    307-259-1315



- Shop/Warehouse 222 S. Howard w/approx. 7,376 SF & Modular Offices 717 Center w/ 1,344 SF
- Have a combined lot size of 2.41 acres and sit directly across the street from each other
- They sit on a level gravel based lot allowing easy access, storage and parking







- The Main Shop, 222 S. Howard, has 5,000 SF (100'x 50'), 20' sidewalls & (4)-12'x 16' OH doors,
- There is a small shop office, mechanics room, parts room & break area
- A small mezzanine allows for additional storage
- LED lighting with 3 Phase/480V/400Amp power







- The main shop space has floor drains & co-ray-vac heat
- A smaller attached shop has approx. 2,232 SF, connected by a 12' angled wall
- 12' sidewalls and (1) 10'x 12' OH door







- 717 Center St – is directly across the street with a 2006 Modular with 1,300 SF (26'x 50')
- Forced air heat and A/C
- The modular has (3) private offices, full kitchen, reception area & (2) restrooms
- Behind the modular is a storage Quonset and (2) storage sheds
- It has a large open easily accessible lot







- 222 S. Howard St & 717 Center St (outlined in Red) on a combined total of approx. 2.41 acres

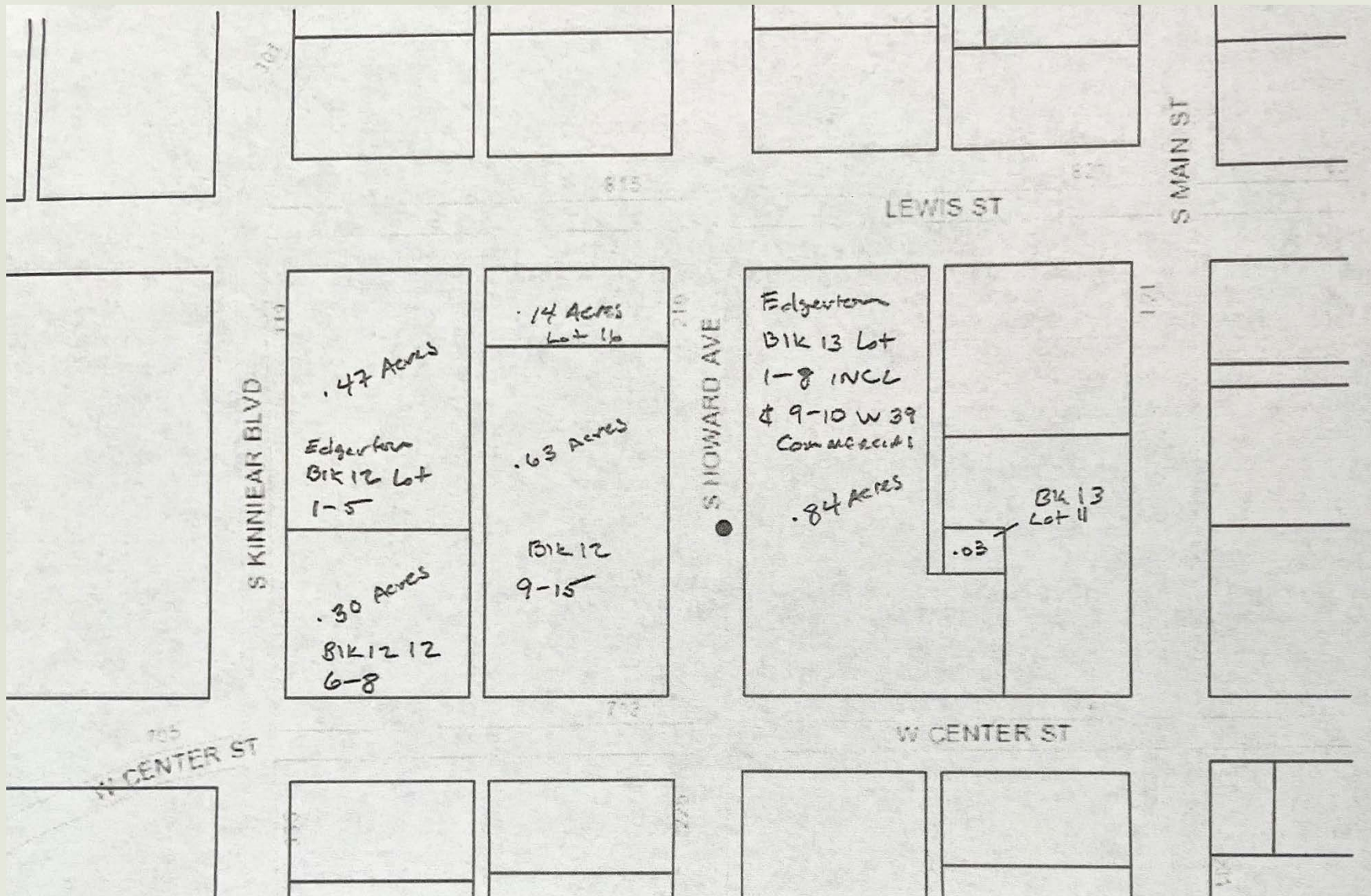






- Direct access to I-25 via Hwy 259 and minutes to the Central Business district
- 46 miles from Casper





- Showing the combined lots to equal approx. 2.41 acres







# Casper

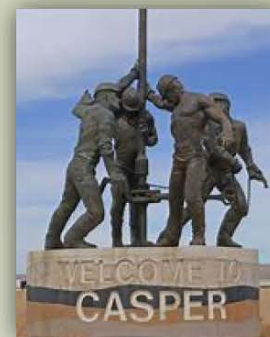
The City of Casper is centrally located in the heart of Wyoming. Nicknamed the “Oil City”, Casper and the surrounding Rocky Mountain Region has long benefitted from the Mining, Gas & Oil industry. Casper reflects the image of the “Great American West.” A Community nestled in the foothills of Casper Mountain 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: \$65,134 (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.





**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

