

OFFERING MEMORANDUM ·

# LIGHT INDUSTRIAL 6913 W YELLOWSTONE HWY

**\$1,100,000**



IMPROVEMENTS

**11,200 SF**

LAND

**1.38 acres**

ZONING

**Light Industrial**

PRICE / SF

**\$98.21**

## THE OFFERING

Luker Realty is pleased to offer for sale 6913 W Yellowstone Highway. 11,200 square feet of light industrial improvements on 1.38 acres fronting U.S. Highway 26 on Casper's west side industrial corridor, with fenced yard, highway visibility, and fabrication capability.

# EXECUTIVE SUMMARY

6913 W Yellowstone Highway is an 11,200 square foot service garage and storage warehouse built in 1978 on a 1.38 acre fenced site west of Casper. The building offers 16' walls, multiple overhead doors, offices, and shop bays suited to fabrication, service, and equipment-based operations. Direct frontage on U.S. Highway 26 places the property in Casper's established west side industrial corridor, minutes from Mills, downtown Casper, and Interstate 25.

The property is offered at \$1,100,000 (\$98.21 per square foot) and is well suited to owner-users seeking a functional shop with yard, or to investors seeking a single or multi-tenant light industrial asset.

## INVESTMENT HIGHLIGHTS

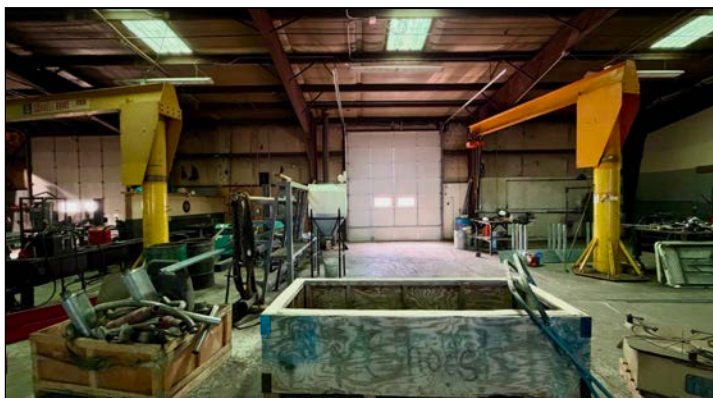
- 11,200 SF service garage and storage warehouse with 16' walls, multiple overhead doors, and shop bays.
- 1.38 acre fenced site with ample yard for equipment, trailer, and fleet parking.
- Direct frontage and visibility on U.S. Highway 26 (W Yellowstone Hwy).
- Light Industrial (LI) zoning accommodating a broad range of shop, service, and storage uses.
- Established west side industrial corridor serving Casper's energy, construction, and service economy.

## PROPERTY DETAILS

|             |                                          |
|-------------|------------------------------------------|
| Address     | 6913 W Yellowstone Hwy, Casper, WY 82604 |
| Building    | 11,200 SF • 160' × 70'                   |
| Year built  | 1978                                     |
| Wall height | 16'                                      |
| Land        | 1.38 acres • fenced                      |
| Zoning      | Light Industrial (LI)                    |
| Legal       | Lot 2, Peetz Minor Subdivision           |
| County      | Natrona                                  |



Building front from W Yellowstone Hwy



Shop bay • jib cranes and overhead door

# THE PROPERTY

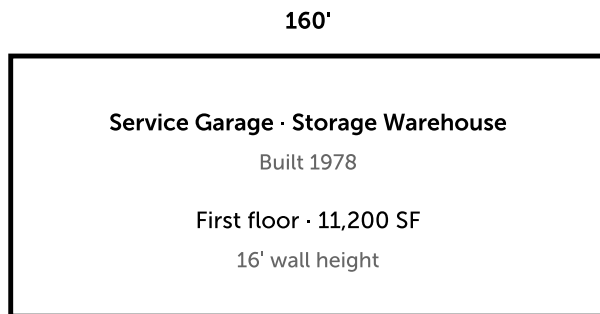


Machine shop bay with mezzanine storage

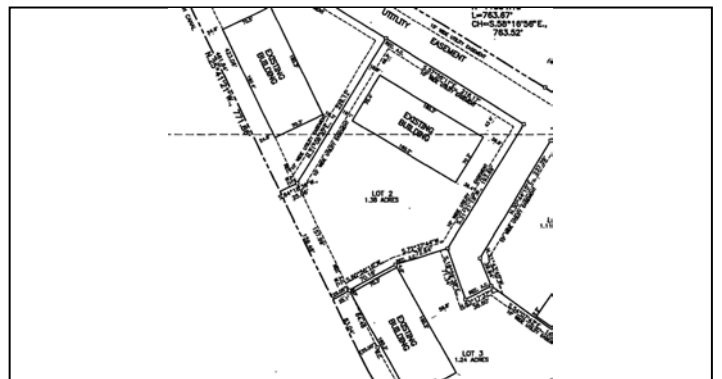


Service bay • 16' walls, clear-span steel frame

## BUILDING SKETCH



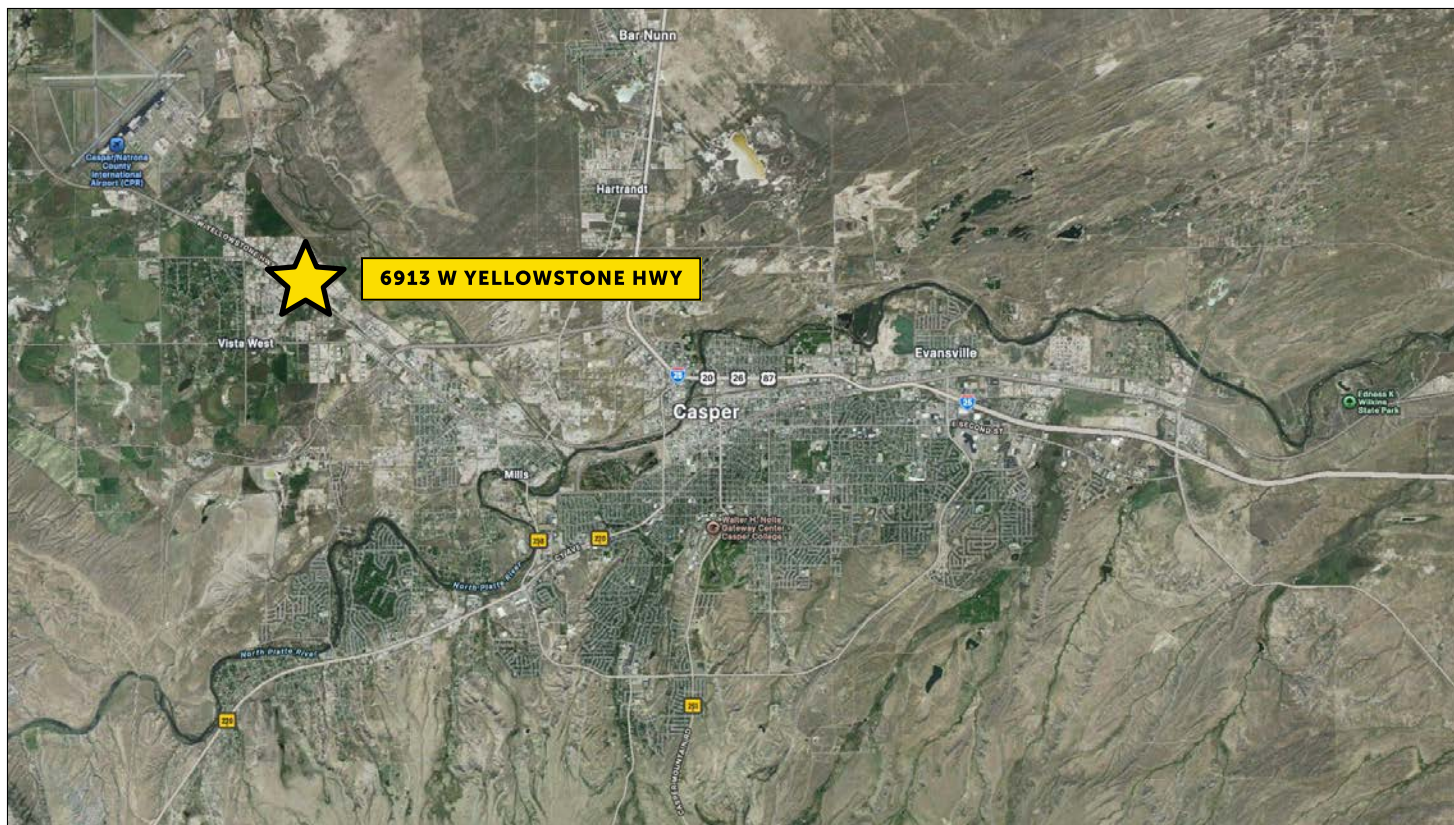
## PLAT • LOT 2, PEETZ MINOR SUBDIVISION



## IMPROVEMENTS

- 11,200 SF service garage and storage warehouse (1978) with 16' walls, multiple overhead doors, and shop bays.
- Fenced 1.38 acre site with ample equipment and trailer parking.
- Direct frontage and visibility on U.S. Highway 26 (W Yellowstone Hwy).

# LOCATION



Casper metro · property on W Yellowstone Hwy (U.S. 20/26) west of Mills, ± 2 miles from Casper–Natrona County International Airport

## CASPER, WYOMING

Casper is Wyoming's second largest city and the commercial hub of central Wyoming, serving the state's energy, agriculture, and construction industries. The property sits on West Yellowstone Highway (U.S. Highway 26) west of Mills, the primary corridor linking Casper's west side industrial base to the oil and gas fields of the Powder River and Wind River basins.

## ACCESS

|                            |                                     |
|----------------------------|-------------------------------------|
| Frontage                   | U.S. Highway 26 · W Yellowstone Hwy |
| Downtown Casper            | ± 5 miles                           |
| Interstate 25              | ± 4 miles                           |
| Casper–Natrona Co. Airport | ± 2 miles                           |

# OFFERING TERMS

## PROPERTY

## ASKING PRICE

6913 W Yellowstone Hwy · Casper · 11,200 SF on 1.38 acres

**\$1,100,000**

Price per square foot

**\$98.21**

## OFFERING PROCESS

- The property is offered for sale on an as-is, where-is basis at an asking price of \$1,100,000.
- Offers should be submitted in writing to Luker Realty, LLC.
- Property tours are available by appointment through the listing broker.
- Seller reserves the right to accept, reject, or counter any offer at its sole discretion.

## CONTACT

**Christopher D. Bradfield, CCIM**

Broker · Luker Realty, LLC

**307-215-9898**

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

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