

For Sale \$2,400,000

6214 Tonkawa Trail Bar Nunn, Wyoming

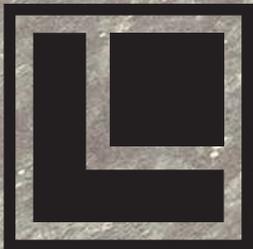
30,447 ft.² on 5 Acres

Light Industrial Zoning



Westwinds Rd

Tonkawa Trl



LUKER
REALTY

Christopher D. Bradfield, CCIM

 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 in its divided three units of 11,850, 8,400, and 9,772 square feet — 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

 **940 E. 3rd St. #106, Casper, WY 82601**

 **chris@lukerrealty.com**

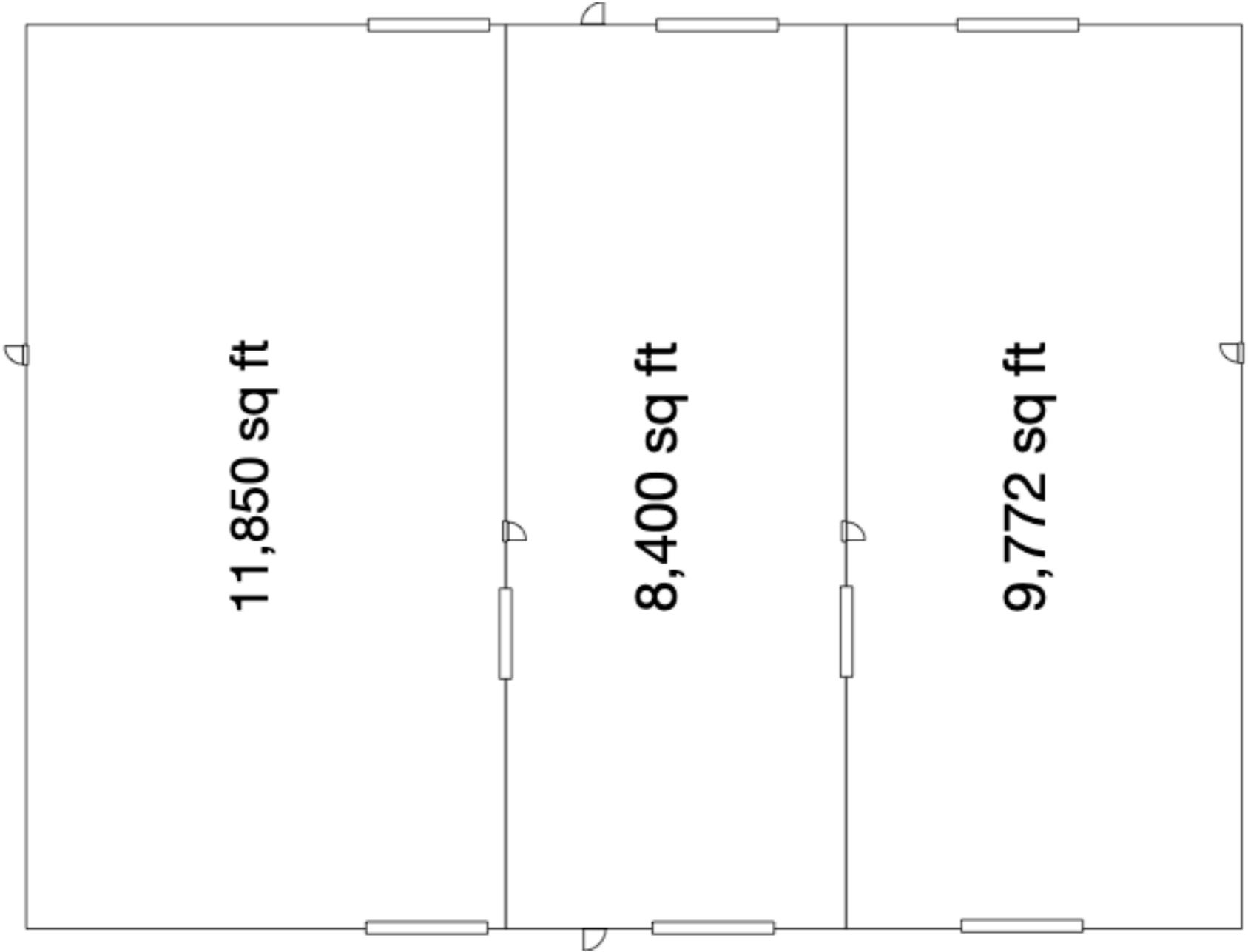
 **307-265-8000**

lukerrealty.com

Photos



Plan



NATRONA COUNTY CLERK, WY
 Renea Vitto
 Aug 6, 2014 08:38:29 AM
 Pages: 1
 Fee: \$75.00
976297

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", on 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)
 County of Natrona) ss

The foregoing instrument was acknowledged before me by Robert McMurry, Owner this 23rd day of July, 2014.

Witness my hand and official seal.

My commission expires: Feb 8, 2016

Stacy McGee
 Notary Public

APPROVALS

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

Robert Ford
 Secretary

Nora 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 22nd day of July, 2014.

Attest: *Crist R. Pawley*
 Town Clerk

Jimmy J. Petty
 Mayor

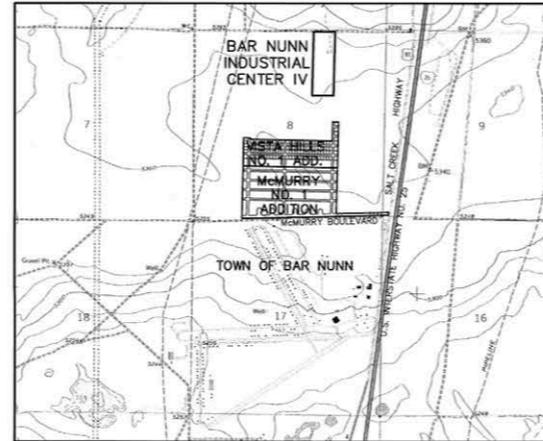
APPROVED on the 24 day of JULY, 2014.

Walter D. Johnson
 Town Engineer

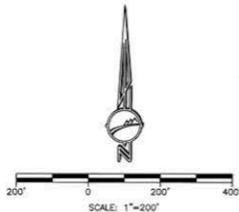
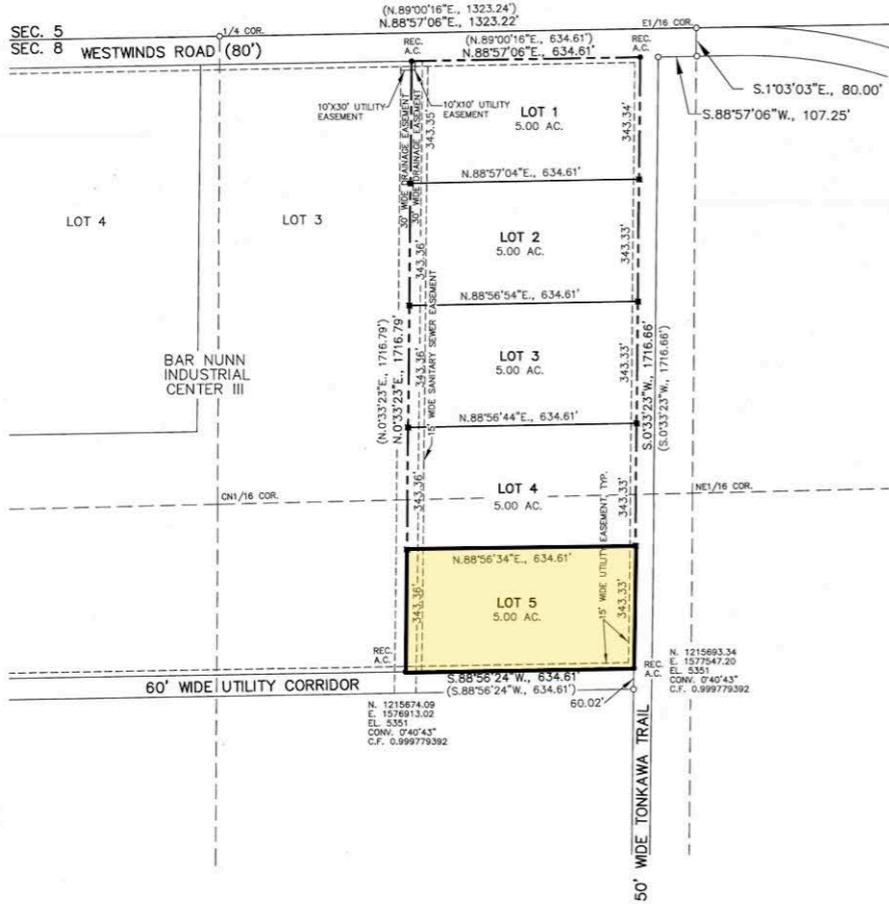
Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 6th day of August, 2014.

Renea Vitto
 County Clerk

My term of office expires
 January 5, 2015



LOCATION & VICINITY MAP
 SCALE: 1"=2000'



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')

CERTIFICATE OF SURVEYOR

STATE OF WYOMING) ss
 COUNTY OF NATRONA)

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.

Steve M. Castle
 Surveyor
 7-2-14

Subscribed in my presence and sworn to before me by Steve M. Castle this 21st day of July, 2014.

My commission expires: JUNE 20, 2017

Janet K. Moore
 Notary Public

KENNETH H. MOORE
 STATE OF WYOMING
 COUNTY CLERK OF NATRONA
 My Commission Expires: Jan 30, 2015



ENGINEERING · SURVEYING · PLANNING
 200 PRONGHORN, CASPER, WY. 82601
 W.D. NO. 18410 DATE: 4-8-14 FILE NAME: BAR NUNN INDUSTRIAL CENTER IV

Demographics

DEMOGRAPHIC SUMMARY

10 miles
Ring: 10 mile radius

KEY FACTS

76,672

Population



31,768

Households

38.0

Median Age

\$58,727

Median Disposable Income

EDUCATION

5.6%

No High School Diploma



27.8%

High School Graduate



38.8%

Some College/
Associate's Degree



27.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$68,971

Median Household Income



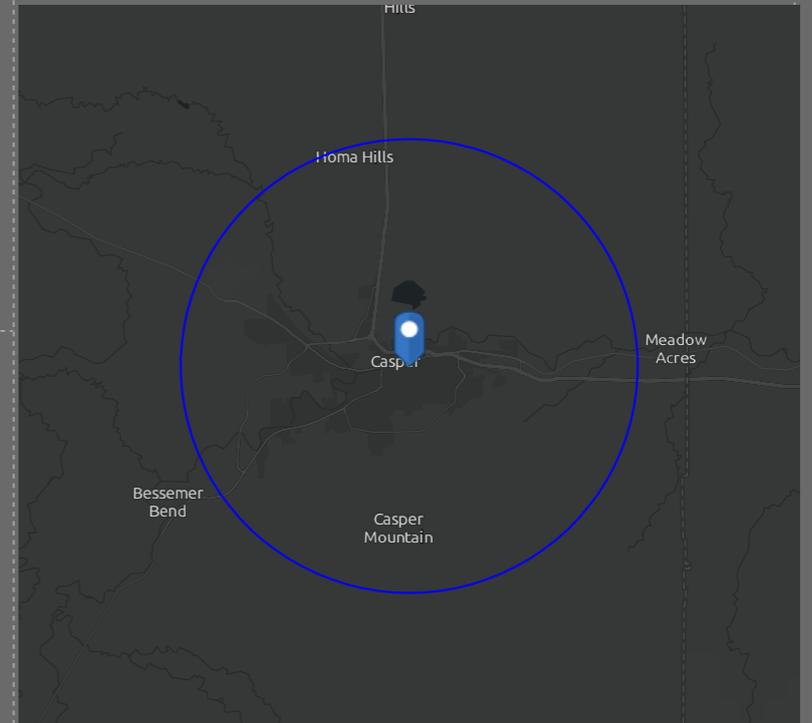
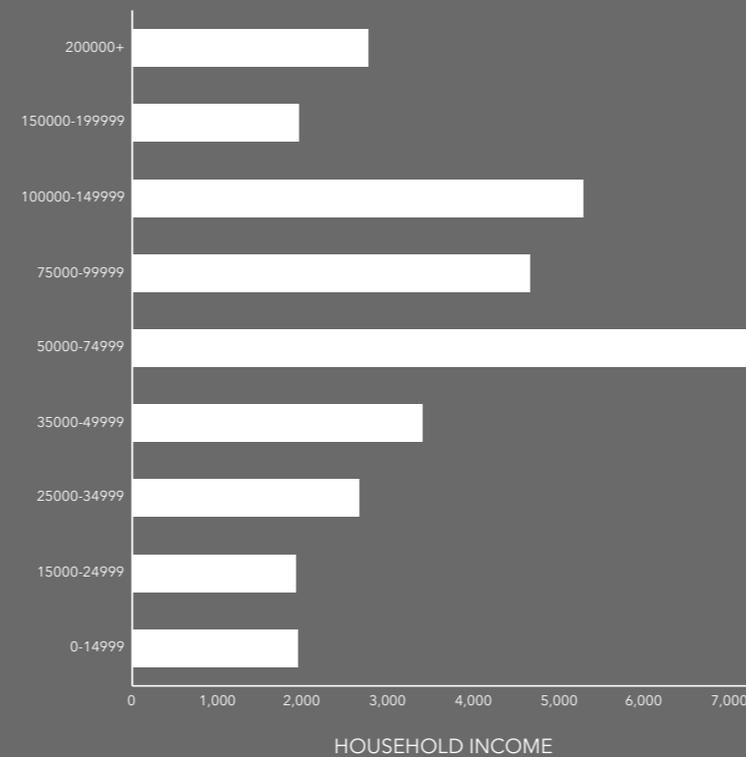
\$40,238

Per Capita Income



\$214,506

Median Net Worth



EMPLOYMENT



59.6%

White Collar



26.6%

Blue Collar



16.5%

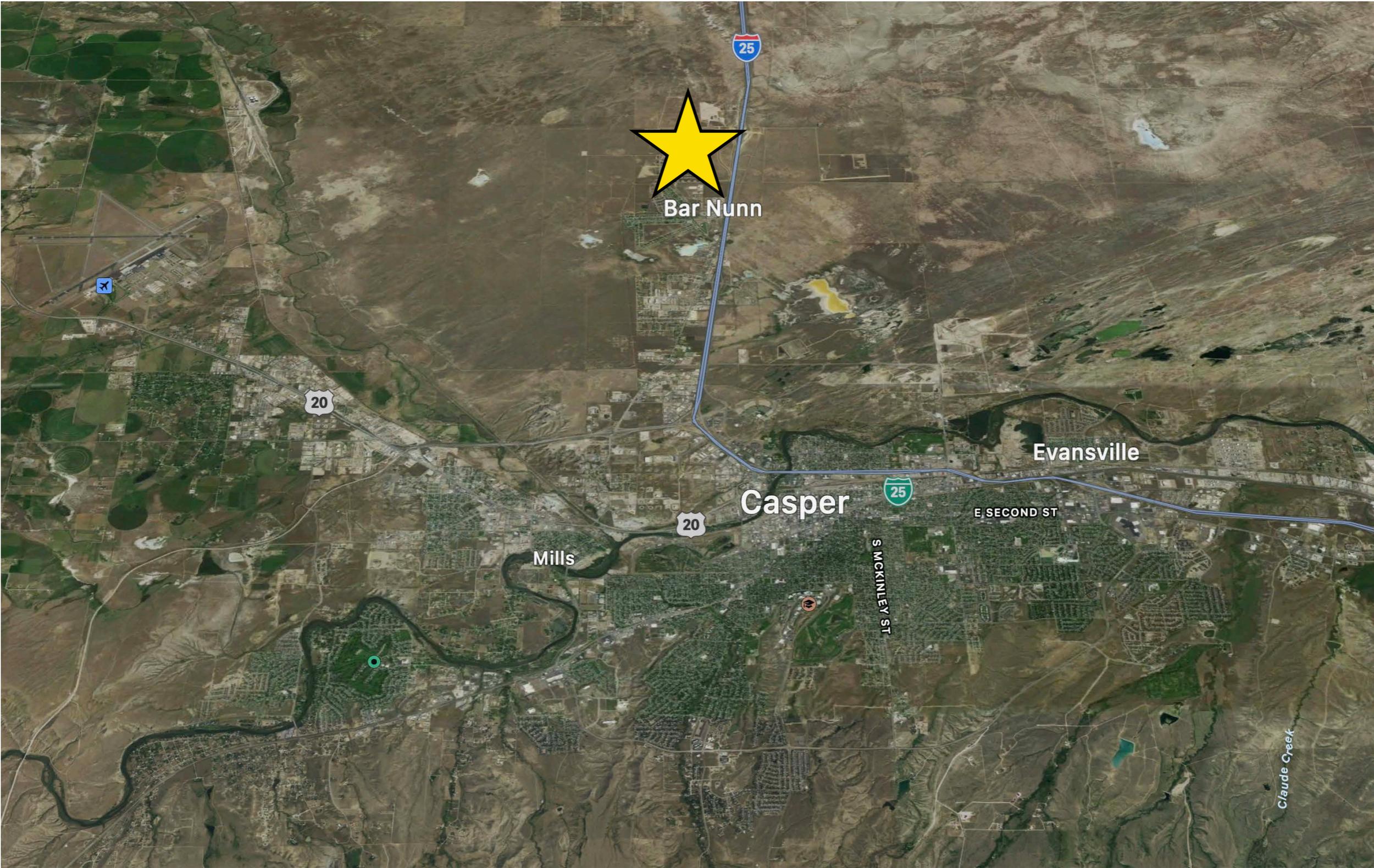
Services

1.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

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.

