



CORNERSTONE
REAL ESTATE

FOR SALE / FOR LEASE

6577 W YELLOWSTONE CASPER, WY

www.cornerstonere.com



INSTITUTIONAL-GRADE INDUSTRIAL COMPOUND | 20,047 SF ON 3.96 ACRES

RARE OPPORTUNITY TO ACQUIRE A FULLY FENCED, HIGH-CLEARANCE, DUAL-BUILDING INDUSTRIAL FACILITY WITH YARD ON 3.96 ACRES ALONG W. YELLOWSTONE HIGHWAY.

THIS PROPERTY OFFERS SCALABLE WAREHOUSE CAPACITY, HEAVY POWER, DRIVE-THROUGH CAPABILITY, AND SECURE YARD SPACE — IDEAL FOR DISTRIBUTION, OILFIELD SERVICES, FABRICATION, LOGISTICS, OR REGIONAL HEADQUARTERS OPERATIONS.
FUNCTIONAL. EFFICIENT. EXPANDABLE.

FORREST LEFF

Principal

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SHAWN MCCOUL

Realtor

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PROPERTY OVERVIEW

TOTAL BUILDING SIZE: ±20,047 SF

- BUILDING 1: ±12,847 SF (STEEL STRUCTURE - 1981)
- BUILDING 2: ±7,200 SF (2019)

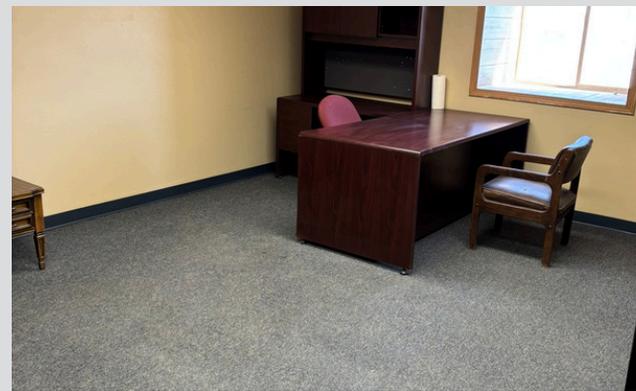
SITE SIZE: 3.96 ACRES

ZONING: INDUSTRIAL

POWER: 3 PHASE | 408V | 400A

SECURITY: 6' PERIMETER FENCING

BREEZEWAY: 23' CONCRETE ACCESS BETWEEN BUILDINGS





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**BUILDING 1 – SHOP / OFFICE / WAREHOUSE
(±12,847 SF)**

±2,997 SF OFFICE (RECEPTION,
CONFERENCE ROOM, BREAKROOM, 2
PRIVATE OFFICES, 2 RESTROOMS)

- UPPER MEZZANINE STORAGE
- ±9,850 SF WAREHOUSE
- 20' SIDEWALLS
- (4) 10.5' X 14' OVERHEAD DOORS –
DRIVE-THROUGH CAPABLE
- FORCED AIR HEAT
- SHOP OFFICE + RESTROOM





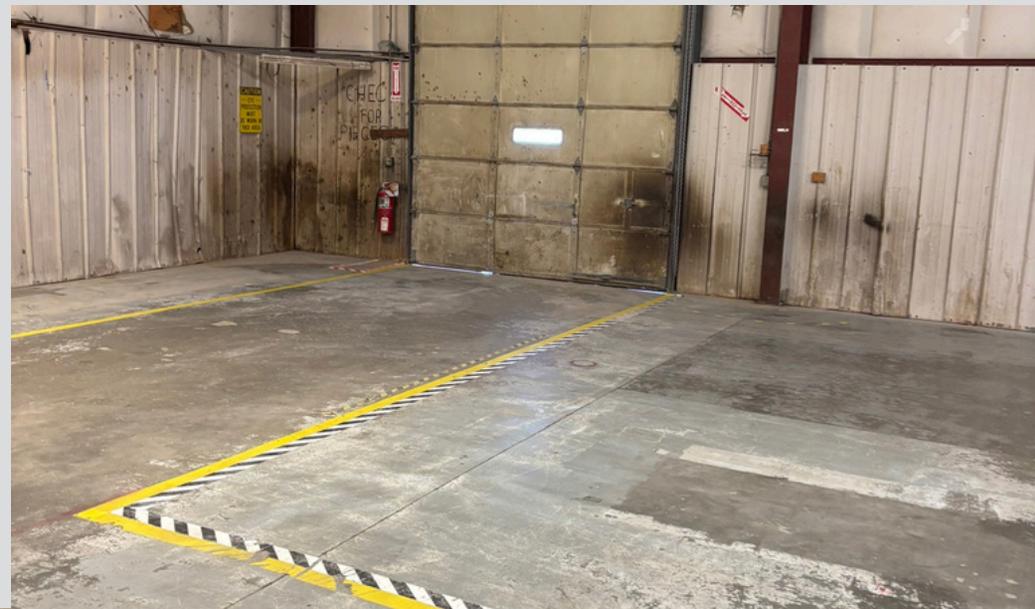
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LOCATION ADVANTAGES

- • Large secured yard
- • Excellent access off W. Yellowstone
- • High visibility industrial corridor
- • Ample outdoor storage
- • Concrete breezeway for operational flow
- • Room for equipment staging



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**BUILDING 2 - MODERN HIGH-BAY
SHOP (±7,200 SF)**

- BUILT 2019
- 60' X 120' CLEAR SPAN
- 18'-21' SIDEWALLS (PER PLANS)
- (3) 12' X 14' OH DOORS
- SPRAY FOAM INSULATION
- CO-RAY-VAC HEAT



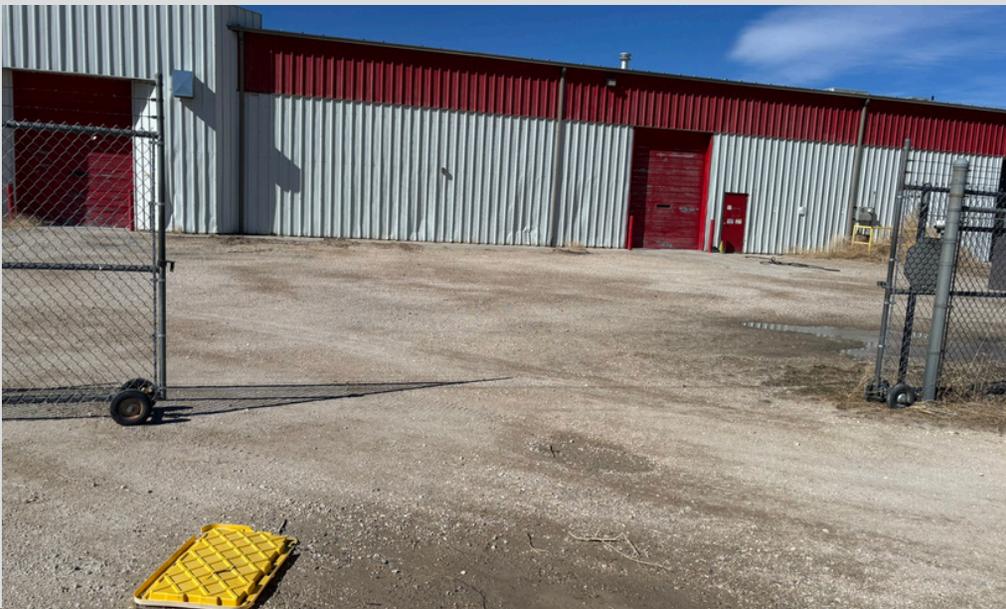


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WHY THIS PROPERTY STANDS OUT

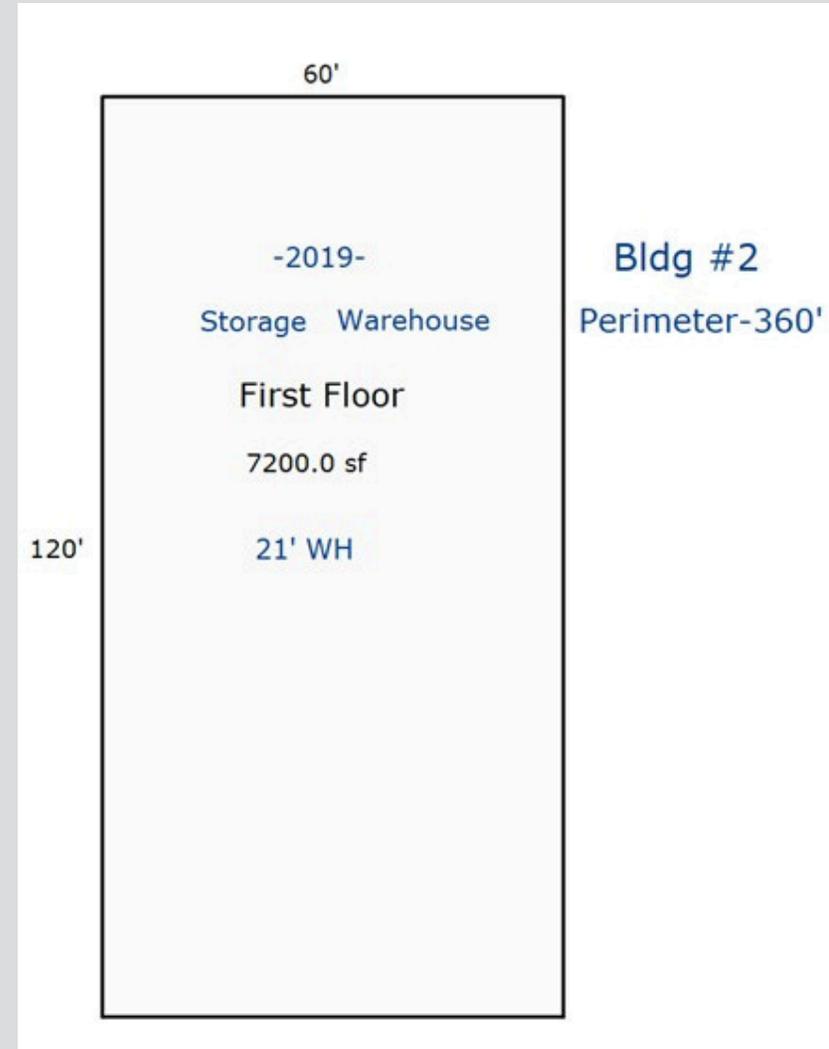
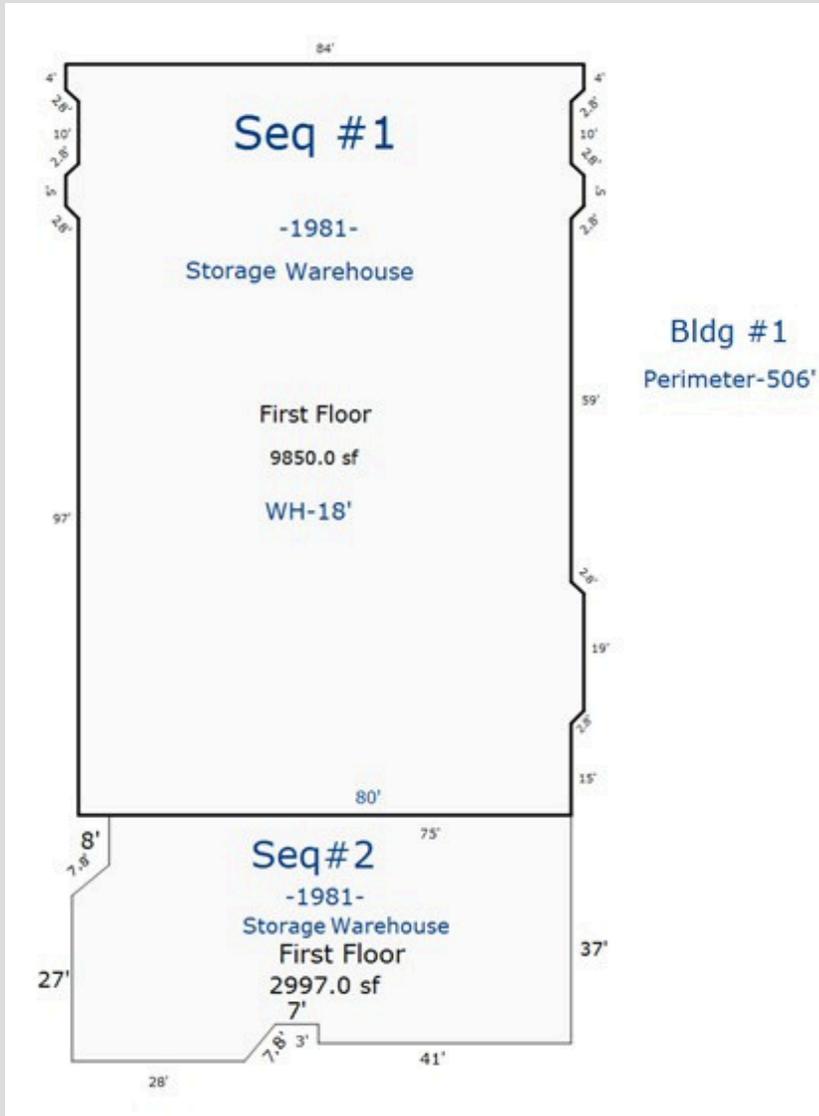
IN A MARKET WHERE QUALITY INDUSTRIAL WITH YARD IS LIMITED,

THIS ASSET DELIVERS:

- HEAVY POWER
- HIGH CLEAR HEIGHT
- MULTIPLE DRIVE-THROUGH DOORS
- NEARLY 4 ACRES SECURED
- TWO SEPARATE FUNCTIONAL BUILDINGS
- 2 MILES TO NC AIRPORT
- IMMEDIATE ACCESS TO HWY 20/26
- MINUTES FROM I-25

IDEAL FOR:

- ✓ OILFIELD SERVICE COMPANIES
- ✓ EQUIPMENT SALES & SERVICE
- ✓ DISTRIBUTION & LOGISTICS
- ✓ FABRICATION & MANUFACTURING
- ✓ REGIONAL OPERATIONS HUB
- ✓ CONSTRUCTION & CONTRACTING FIRMS



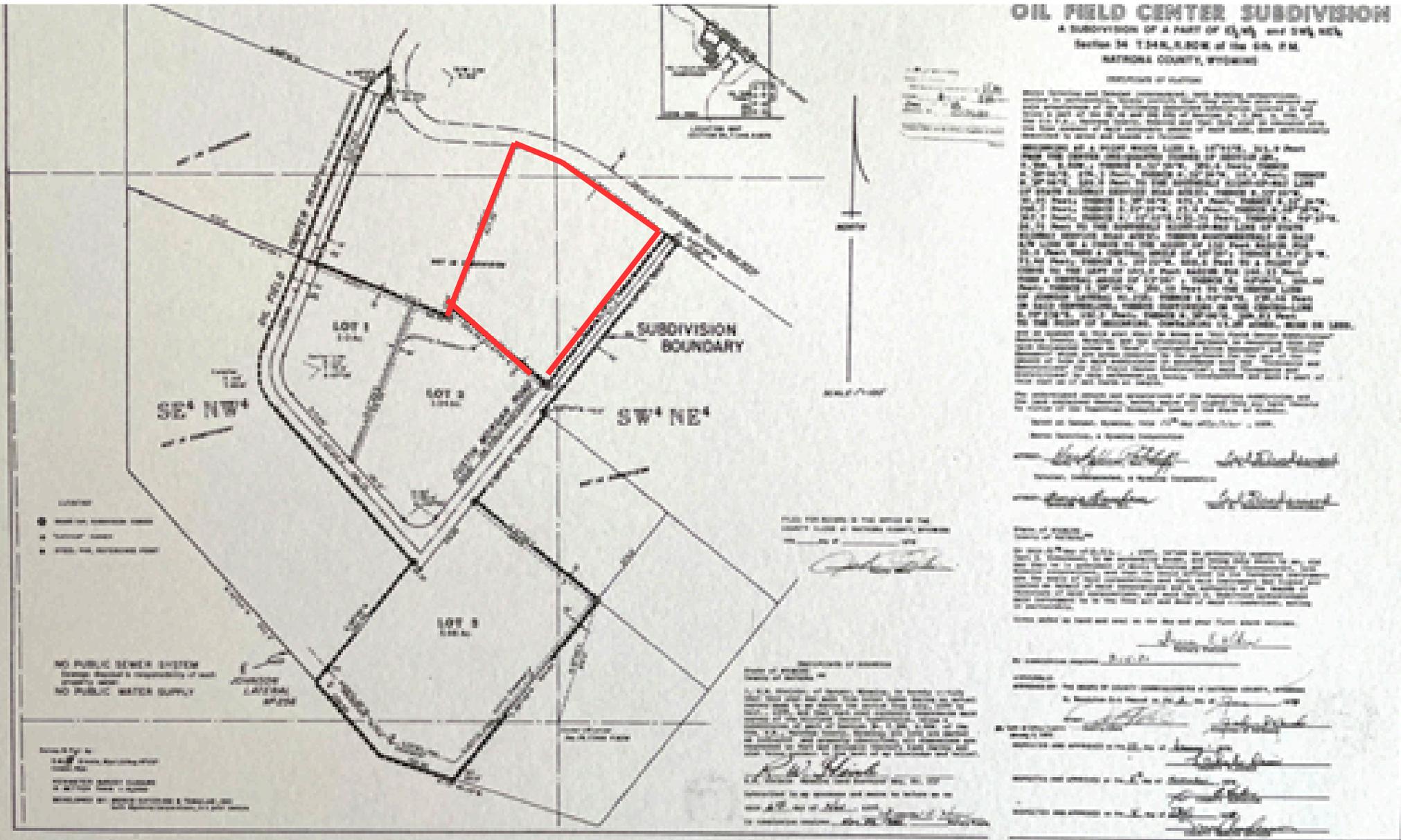


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CASPER, WY

WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

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 and play.



BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming. ...
- True Drilling
- Automation & Electronics



SHAWN MCCOUL Principal

307-267-4966 • shawn.mccoul@gmail.com

Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.



FORREST LEFF Principal & Managing Partner

307-262-2393 • forrestleff@gmail.com

Forrest Leff, Principal and Managing Partner of Cornerstone Real Estate, is a highly respected and sought-after professional with over 20 years of experience in Industrial, Farm and Ranch, Hospitality, and Commercial Real Estate sales and leasing. Known for his client-focused approach and entrepreneurial spirit, Forrest has facilitated successful transactions for a diverse range of clients, including corporations, financial institutions, and retail businesses.

Forrest's real estate career is distinguished by his expertise and proven track record, with notable transactions including:

- Industrial and Energy Projects: Granite Peak Fabrication (85,000 SF), Equipment Share (10,000 SF), Distribution NOW (30,000 SF), and Brigade Energy (7,000 SF).
- Corporate and Financial Institutions: Wells Fargo, Bank of the West, and First Interstate Bank.
- Specialized Transactions: Wyoming Rescue Mission (23,000 SF), Casper Pickleball and Sports Center (48,000 SF), Pella Window (32,000 SF), and Scottsdale Mint (48,000 SF).

At Cornerstone Real Estate, Forrest has also cultivated strategic partnerships with top national brokerage firms, including Colliers International, JLL, CBRE, Cushman & Wakefield, Marcus & Millichap, and Newmark Knight Frank, extending the reach and impact of his work.

As an Industrial and Commercial Real Estate specialist, Forrest combines deep market knowledge with a commitment to client success. His entrepreneurial background, coupled with a focus on hospitality and community development, has solidified his reputation as a trusted partner in the industry.