



FOR LEASE

888 ANTLER DRIVE.

CASPER, WY 82601

Price: \$5.00/SF/year

JOHN TROST-PRINCIPAL
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1703, Wyoming

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PROPERTY SUMMARY

100 WEST MIDWEST AVENUE | CASPER, WY 82601



Property Summary

Building SF:	57,216
Lot Size:	1.0 Acres
Year Built:	1976
Zoning:	M2: General Industrial

Property Overview

888 Antler presents a rare opportunity to lease up to 57,216 SF of industrial and warehouse space in one of Casper's most accessible locations. Constructed with structural steel and reinforced concrete, the property combines strength and versatility with features such as multiple overhead doors, fire suppression, heavy-load floor capacity, and integrated office space. With excellent access to Interstate 25, Antler Drive, and the central business district, the property is ideally positioned for distribution, storage, manufacturing, or service-oriented users seeking both scale and convenience in a thriving regional hub.

Location Overview

Situated on Antler Drive with convenient access to Interstate 25 and just minutes from downtown Casper, 888 Antler offers tenants excellent regional connectivity and visibility. The property lies within one of the city's most accessible industrial corridors, linking directly to West 1st Street, Poplar Street, and other major arterials that serve Casper's commercial and industrial districts. Its proximity to the central business district, established commercial services, and regional transportation routes makes this location highly desirable for businesses requiring efficient logistics, workforce access, and a strong operational base in central Wyoming.

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PICTURES

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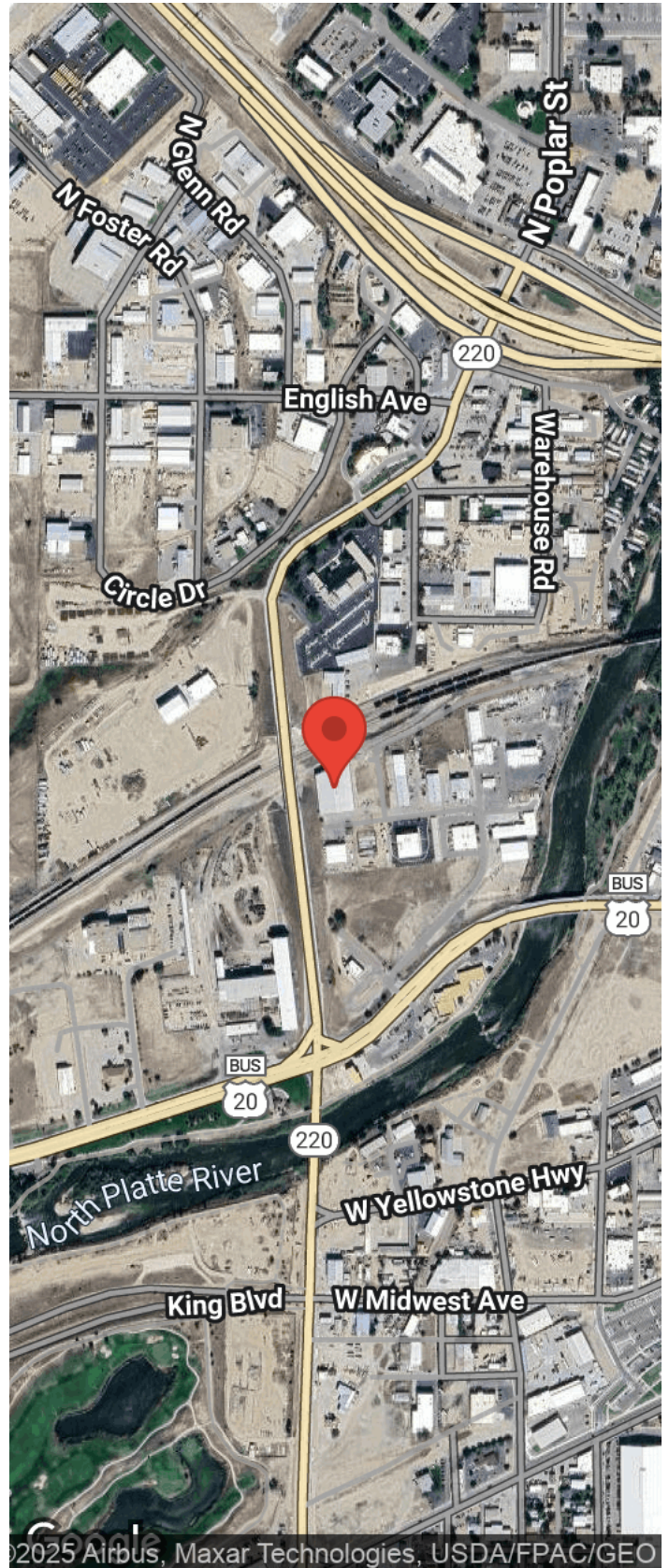
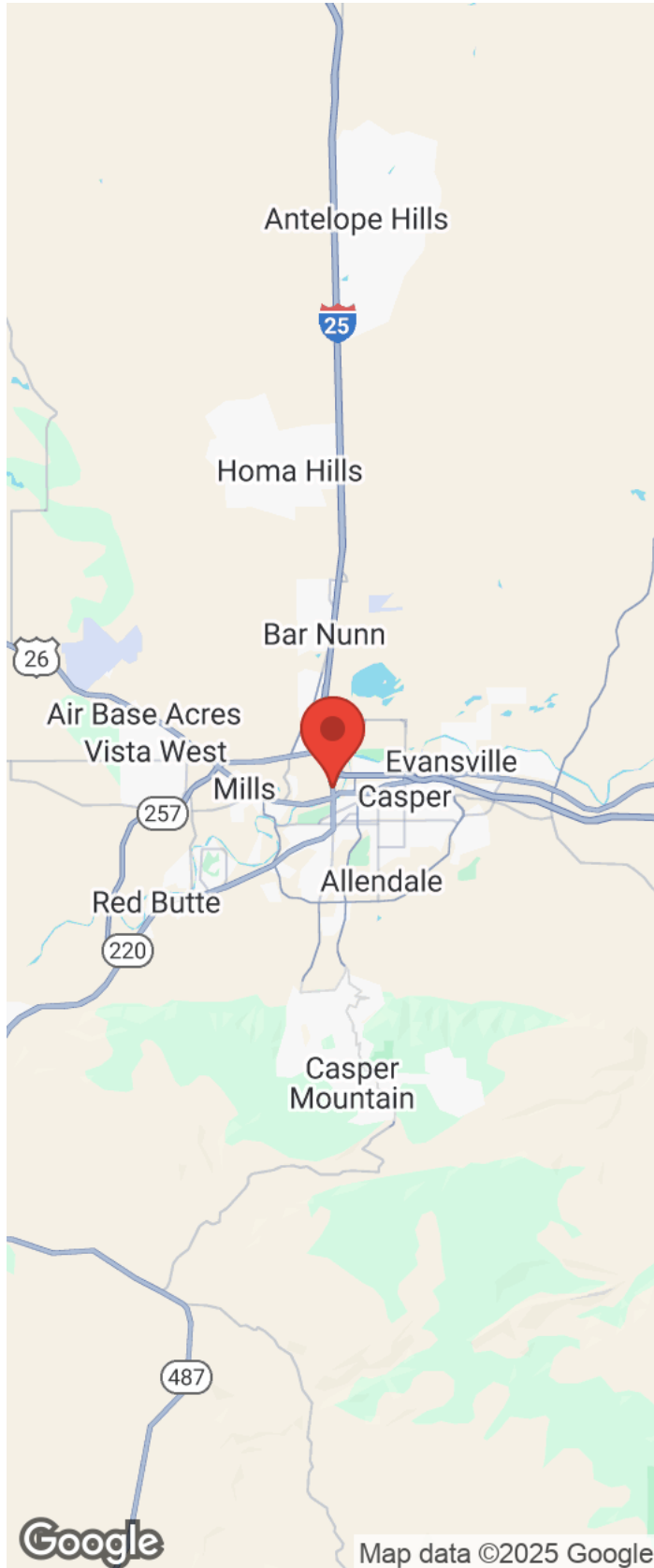
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LOCATION MAPS

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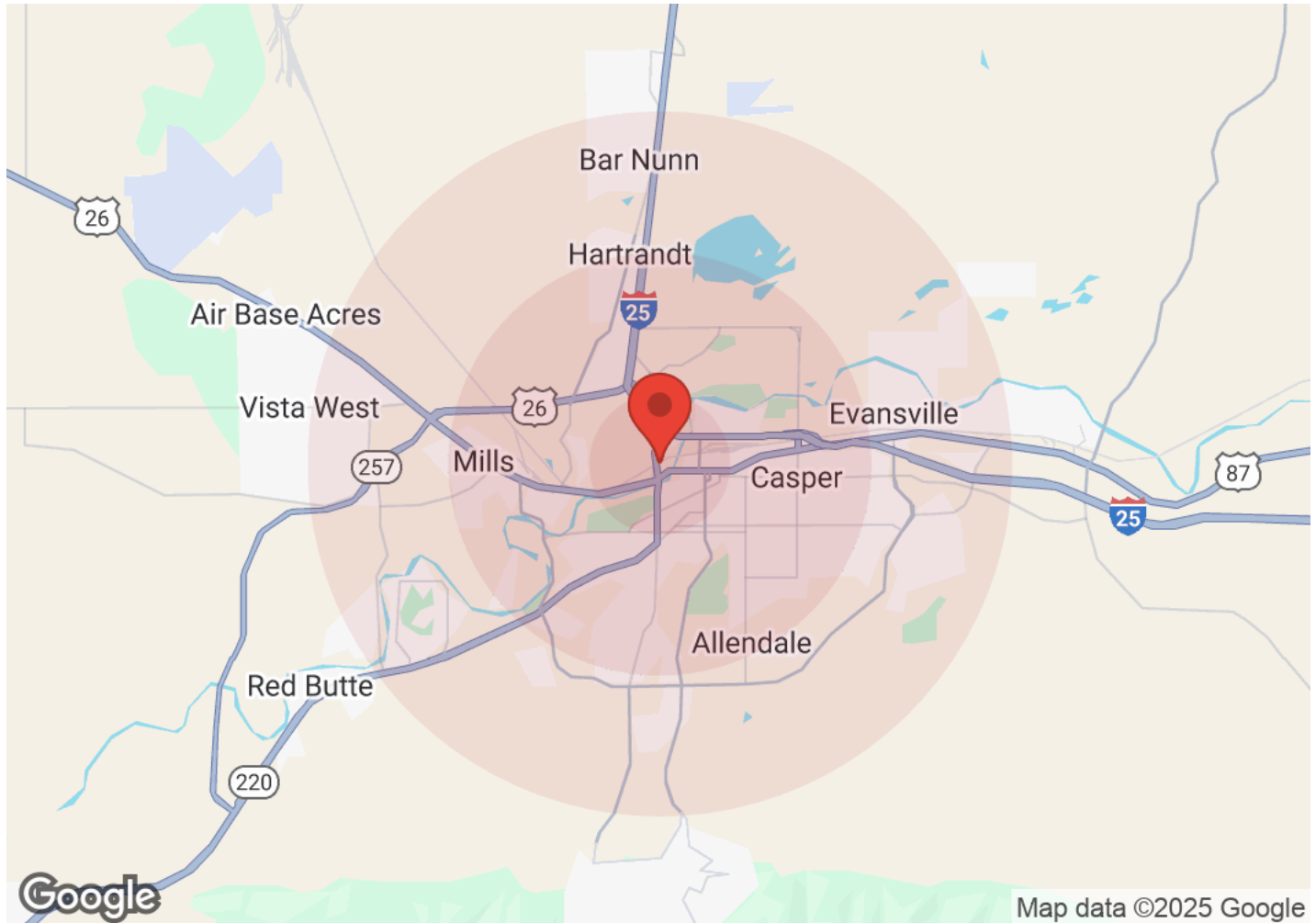
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,168	21,601	34,639	Median	\$36,537	\$62,342	\$70,778
Female	2,048	20,540	33,257	< \$15,000	421	1,512	2,191
Total Population	4,216	42,141	67,896	\$15,000-\$24,999	310	1,566	1,960
				\$25,000-\$34,999	324	1,996	2,535
				\$35,000-\$49,999	217	2,302	3,113
				\$50,000-\$74,999	432	4,117	5,741
				\$75,000-\$99,999	74	2,087	3,462
				\$100,000-\$149,999	247	3,173	5,190
				\$150,000-\$199,999	84	1,232	2,615
				> \$200,000	60	948	2,337
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	646	7,620	12,876	Total Units	2,452	20,960	32,035
Ages 15-24	572	5,560	8,598	Occupied	2,168	18,931	29,146
Ages 25-54	1,690	16,520	26,604	Owner Occupied	805	11,573	19,199
Ages 55-64	518	4,902	7,843	Renter Occupied	1,363	7,358	9,947
Ages 65+	789	7,541	11,976	Vacant	283	2,029	2,889
Race	1 Mile	3 Miles	5 Miles				
White	3,434	35,554	57,705				
Black	67	552	801				
Am In/AK Nat	35	249	360				
Hawaiian	N/A	17	34				
Hispanic	529	4,273	6,586				
Asian	37	383	665				
Multi-Racial	110	1,079	1,704				
Other	3	34	48				

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PROFESSIONAL BIO

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John Trost is a seasoned commercial real estate broker with over a decade of experience in commercial and investment real estate brokerage, private syndication, and development. His expertise spans across Wyoming, where he has played a pivotal role in shaping the state's real estate market.

As both a broker and developer, John has been instrumental in the growth of East and West Casper. He and his family personally redeveloped their company's office building into one of the finest Class A office spaces in Wyoming, showcasing his commitment to high-quality development. He has also led major transactions in The MESA and Mountain Plaza, two mixed-use developments in West Casper, securing key parcels for Walmart, Studio City 10-Screen Theater, Reliant Credit Union, McDonald's, Western Vista, and others.

John's extensive portfolio includes facilitating transactions for national and regional companies throughout Wyoming. He and his team have successfully managed the sale and acquisition of millions of square feet of special-purpose properties, including a 132,000 SF Cendant Corporation customer service center in Cheyenne, a 70,000 SF hospital in Lander, and a 66,000 SF OfficeMax call center in Casper. His expertise also extends to multiple large heavy fabrication facilities in Casper, two former Safeway stores in Casper and Riverton, and four former Kmart locations in Casper, Gillette, Rock Springs, and Riverton. Additionally, John has brokered the sale of three major retail centers in Casper, anchored by Kohl's, Albertsons, and Sutherland's Home Improvement, totaling over 400,000 SF.

In addition to brokerage, John specializes in business acquisitions and leasing. As the representative for Les Schwab Tire Centers, his team successfully brokered the acquisition of nine Plains Tire stores across Wyoming, along with their retail leases. His recent transactions include the sale of a \$5.6M single-tenant, net-leased industrial property in Casper, leased long-term to Codale Electric, as well as a 67,000 SF industrial fabrication facility sold to Wyoming's Peterbilt dealer.

John and his team at BrokerOne have also brokered many of Casper's largest retail transactions, including deals for Menards, two Walmart Supercenters, Sam's Club, Kmart, Kohl's, Marshalls, and Sportsman's Warehouse.

With a proven track record in investment, development, and brokerage, John Trost remains a driving force in Wyoming's commercial real estate market, delivering strategic solutions and high-value opportunities for his clients.

DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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