

Casper, WY 82601



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1703, Wyoming

Property Description

This sublease opportunity is available through January 31, 2027, within a brand-new construction building offering over 4,400 square feet of premium space. The previous tenant has moved out, and the space is available for lease immediately. Strategically located with convenient access to I-25, this property features two 12-14' overhead doors with electric openers and overhead radiant heating, ensuring both functionality and comfort. Positioned in a prime location, this versatile space is ideal for businesses seeking a well-designed, high-quality facility with exceptional structural integrity.

LOCATION DESCRIPTION

Right off of I-25

SUMMARY

Building SF: 4,400

Lease Rate: \$8.00

Lot Size: 16,117 SF

Parking: 4+

Price: \$0

Year Built: 2020

Zoning: C4: Highway Business

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801 JANE STREET

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PROPERTY SUMMARY

801 JANE STREET | CASPER, WY 82601



Property Summary

Price:	\$2,933 Per Month
Building SF:	4,400
Asking Price/SF:	8.00
Lot Size:	16,117 SF
Warehouse SF:	4144
Door Height:	12-14"
Power:	Rocky Mountain Power
Rail Access:	None
Year Built:	2020
Zoning:	C4: Highway Business

Property Overview

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Location Overview

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PROPERTY PHOTOS

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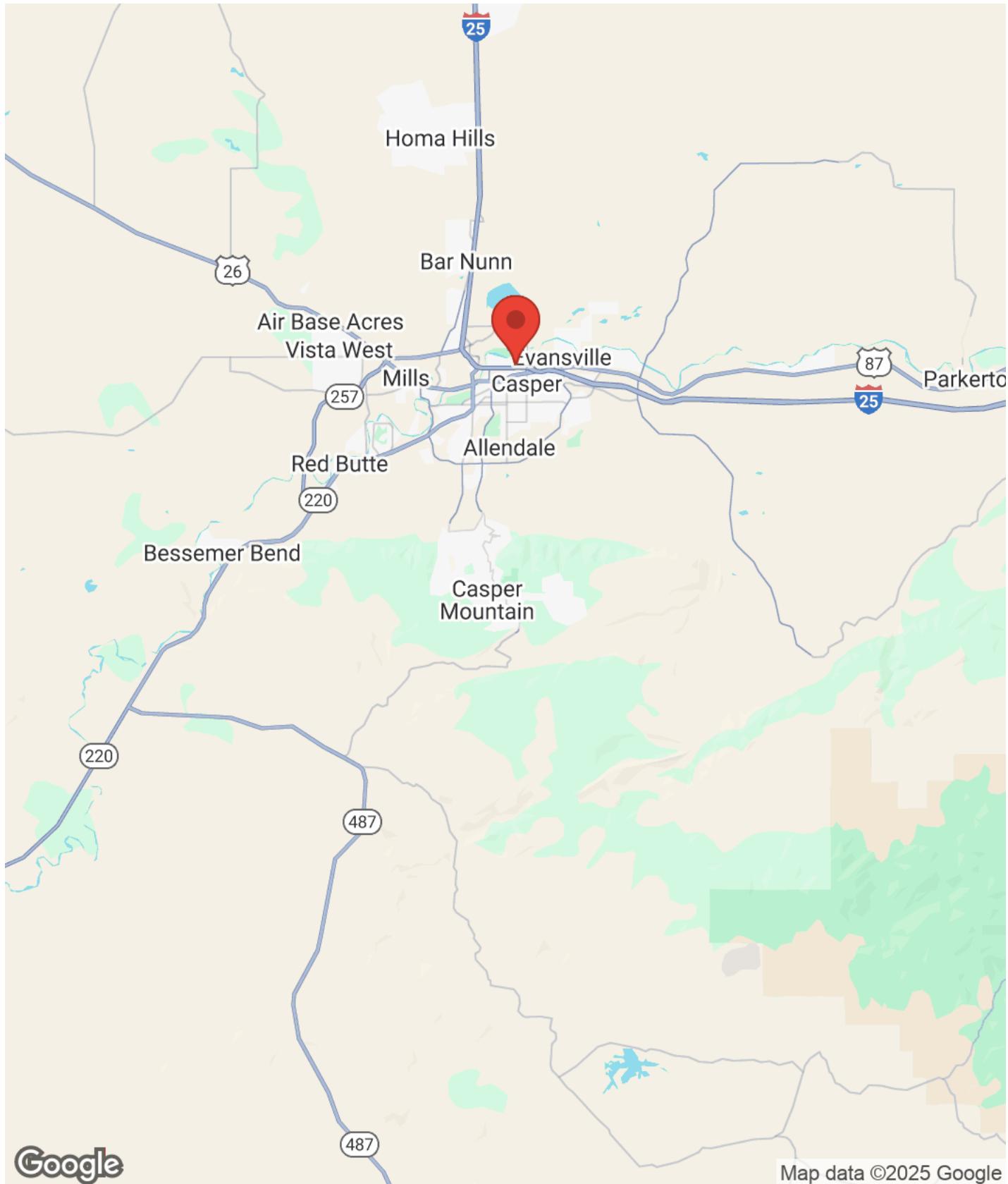
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REGIONAL MAP

801 JANE STREET | CASPER, WY 82601



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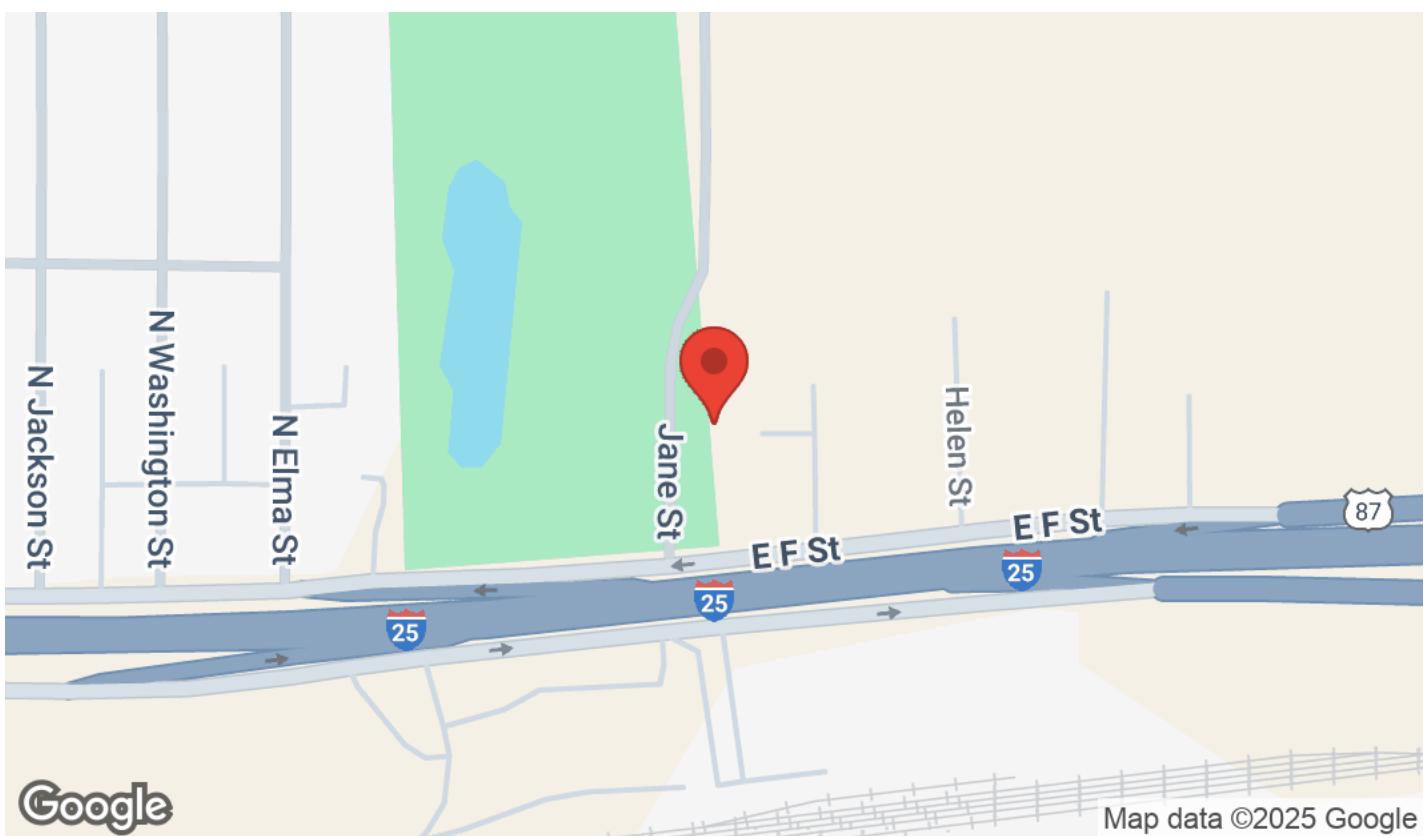
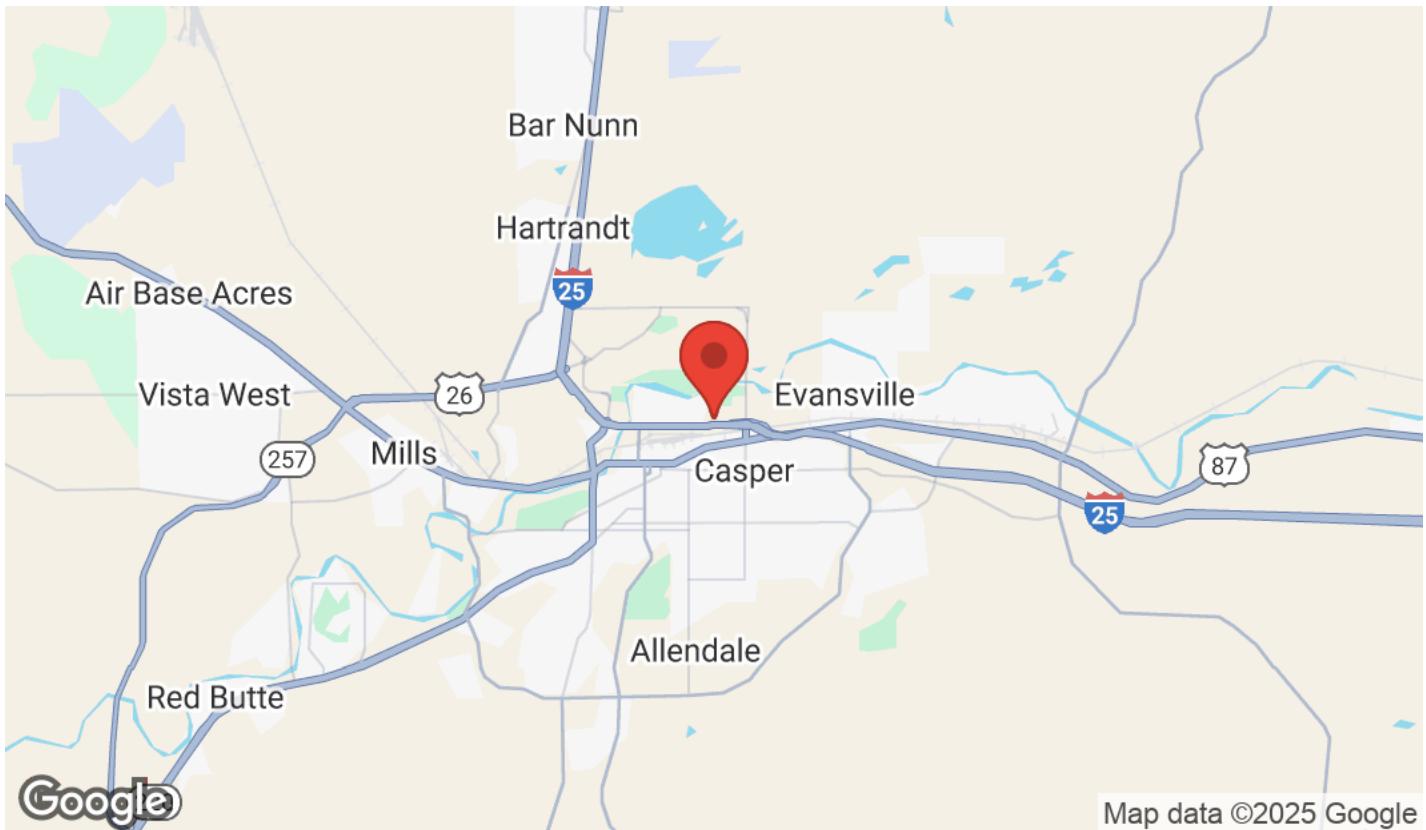
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LOCATION MAPS

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AERIAL MAP

801 JANE STREET | CASPER, WY 82601



Google

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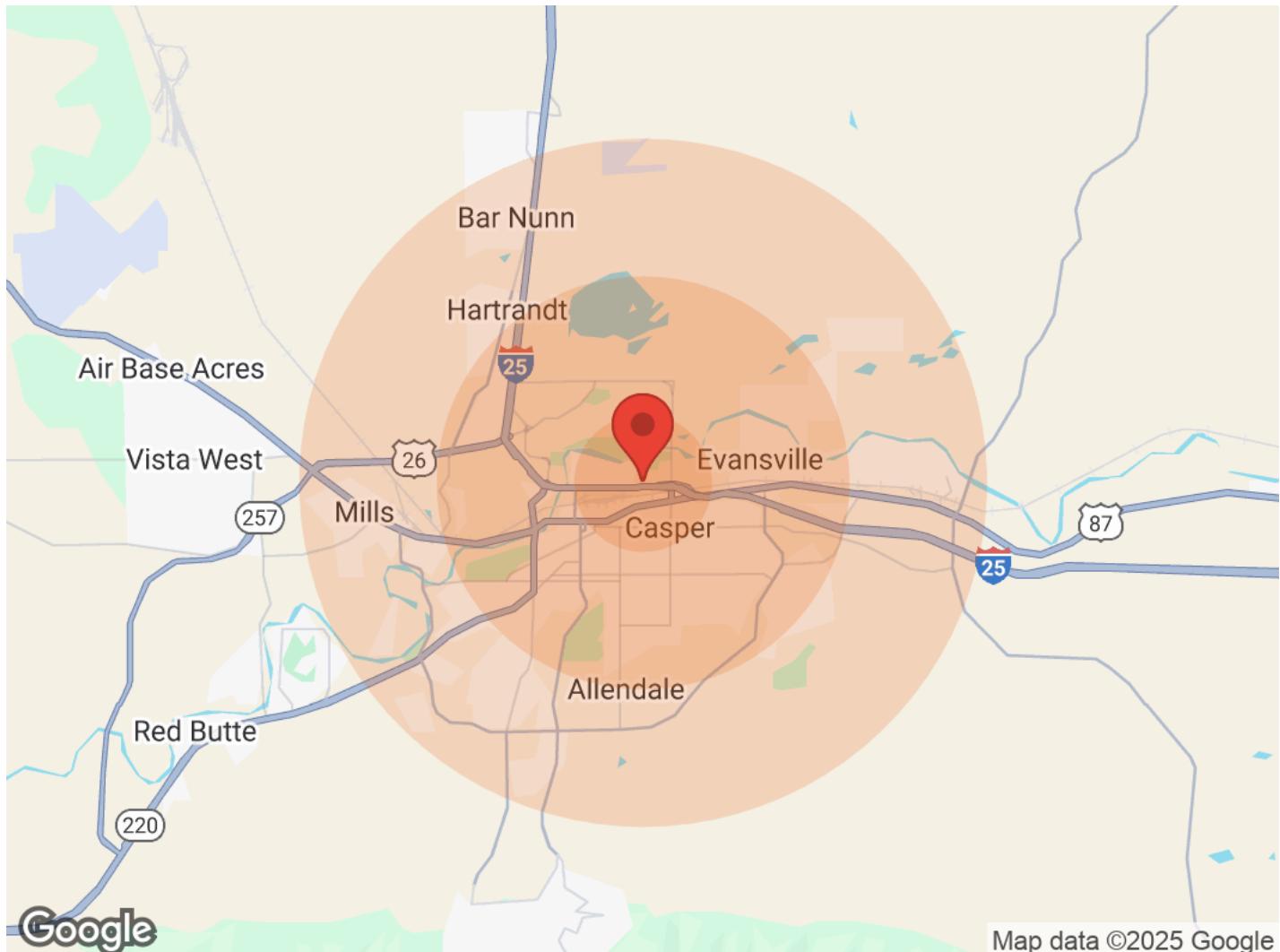
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DEMOCRAPHICS

801 JANE STREET | CASPER, WY 82601



Population	1 Mile	3 Miles	5 Miles
Male	3,393	20,281	28,733
Female	3,479	21,425	30,264
Total Population	6,872	41,706	58,997
Age			
Ages 0-14	1,459	8,893	12,433
Ages 15-24	817	5,426	7,764
Ages 25-54	2,764	16,370	22,801
Ages 55-64	795	5,103	7,190
Ages 65+	1,037	5,914	8,809
Race			
White	6,260	39,652	56,547
Black	40	181	210
Am In/AK Nat	20	93	110
Hawaiian	N/A	N/A	N/A
Hispanic	791	2,799	3,257
Multi-Racial	1,064	3,394	4,042

Income	1 Mile	3 Miles	5 Miles
Median	\$32,340	\$44,433	\$45,378
< \$15,000	676	2,268	2,810
\$15,000-\$24,999	653	2,162	2,858
\$25,000-\$34,999	579	2,553	3,406
\$35,000-\$49,999	646	2,796	3,770
\$50,000-\$74,999	319	3,324	4,524
\$75,000-\$99,999	266	1,838	2,810
\$100,000-\$149,999	65	1,685	2,821
\$150,000-\$199,999	1	612	777
> \$200,000	15	497	739
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,855	20,140	27,463
Occupied	3,448	18,428	25,317
Owner Occupied	1,517	11,277	16,701
Renter Occupied	1,931	7,151	8,616
Vacant	407	1,712	2,146

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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

801 JANE STREET

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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