


For Lease \$5,000 Per Month
2279 Six Mile Rd Casper, Wyoming
5,000 SF | 1.9 Acres | Light Industrial Zoning



LUKER
REALTY

Christopher D. Bradfield, CCIM

 chris@lukerrealty.com

 307-265-8000

Offering

- **5,000 Square Foot Concrete Block Building | 1.9 Acre Fenced Lot**
- **W. Yellowstone HWY and Six Mile Rd Lite Intersection Signage**
- **Two 14' Overhead Doors | Three Phase Power | Gas Heat**
- **Two Bathrooms | Mop Sink**
- **Mezzanine | One Shower**
- **Three Offices**

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

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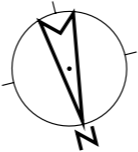
Interior Photos



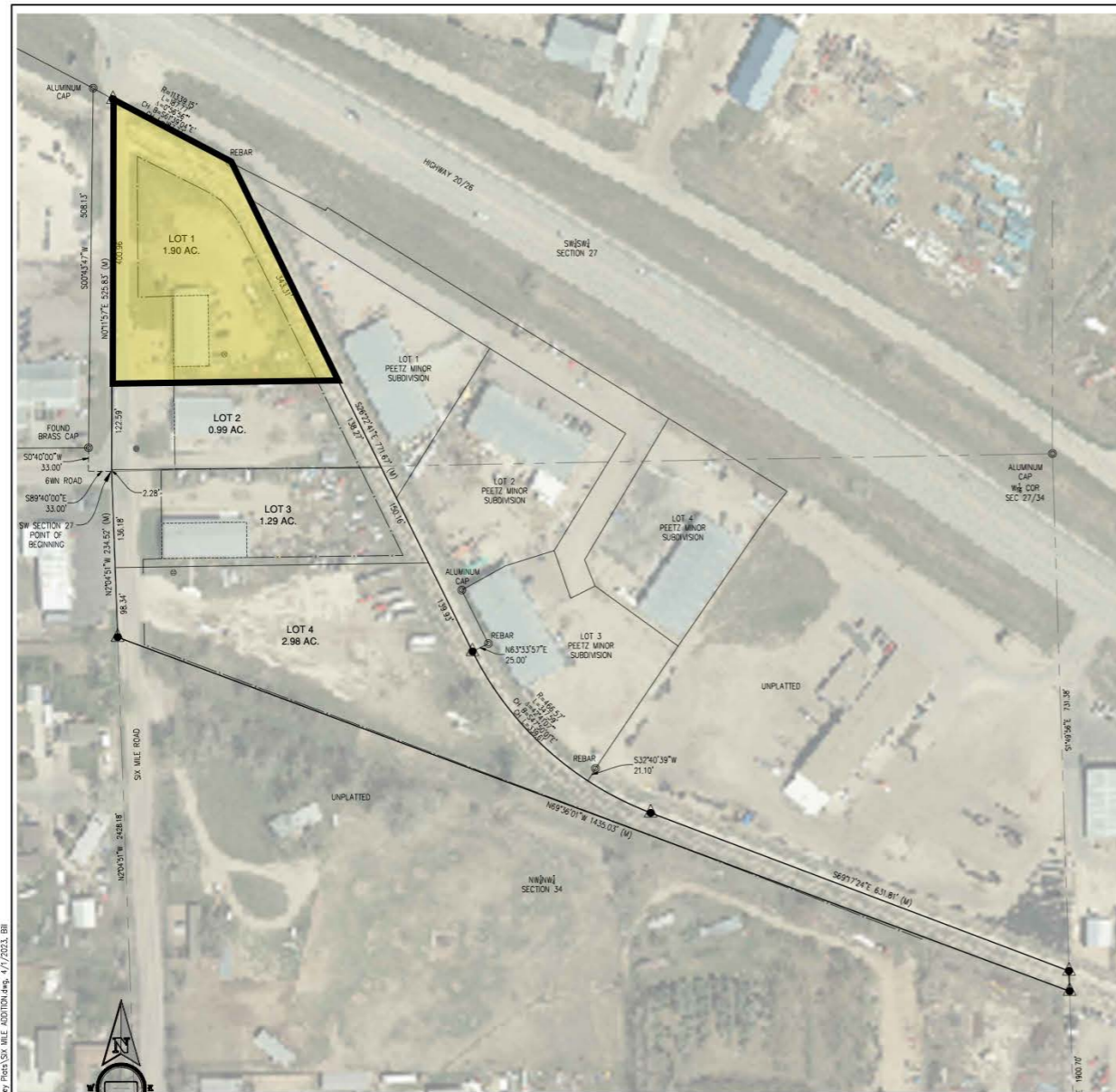
Exterior Photos



Plan



Proposed Plat



M:\Land 2023\Survey\23-126 Six Mile Road\Drawings\Survey\Plat\SIX MILE ADDITION.dwg, 4/7/2023, BB

0 80' 160'
SCALE: 1" = 80'

cepi
Civil Engineering Professionals, Inc.
6880 Enterprise Drive Casper, WY 82609
Phone 307.266.4346 Fax 307.266.0103
www.cepi-casper.com

- LEGEND**
- ▲ SET BRASS CAP
 - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
 - FOUND MONUMENT AS NOTED

- NOTES**
1. ERROR OF CLOSURE EXCEEDS 1:224,292.
 2. BASIS OF BEARING IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
 3. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 02°40'19.35", AND THE COMBINED FACTOR IS 0.9997545.
 4. ALL DISTANCES ARE GRID.
 5. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM AND ARE NOT MEANT TO USED AS BENCHMARKS.

CERTIFICATE OF DEDICATION

STATE OF WYOMING }
COUNTY OF NATRONA } SS

THE UNDERSIGNED, SIX MILE, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE WITHIN THE SW¼SW¼ SECTION 27, AND THE NW¼NW¼ SECTION 34, T.34N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34 MONUMENTED BY A BRASS CAP WITNESS CORNER LOCATED N89°40'00"W, 33.00 FEET AND N02°40'00"E, 33.00 FEET. SAID WITNESS CORNER BEING THE SOUTHEAST CORNER OF LOT 1, WESTGATE PARK SUBDIVISION. THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 AND 34 ALSO BEING THE POINT OF BEGINNING.

THENCE N00°11'59"E, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 525.83 FEET TO THE NORTHWEST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF HIGHWAY 20/26;

THENCE IN A SOUTHEAST DIRECTION ALONG THE CURVED SOUTH LINE OF THE HIGHWAY HAVING A RADIUS OF 11,339.15 FEET, THROUGH A CENTRAL ANGLE OF 00°56'56", A DISTANCE OF 187.77 FEET, HAVING A CHORD BEARING OF S61°39'04"E, A DISTANCE OF 187.77 FEET TO A POINT;

THENCE S2°22'41"E, ALONG THE APPROXIMATE CENTER LINE OF AN IRRIGATION CANAL, A DISTANCE OF 771.67 FEET TO A POINT OF CURVATURE, MONUMENTED BY AN ALUMINUM CAP WITNESS CORNER LOCATED N63°33'57"E, A DISTANCE OF 25.00 FEET;

THENCE CONTINUING ALONG THE APPROXIMATE CENTER LINE OF AN IRRIGATION CANAL AND A CURVE TO THE LEFT HAVING A RADIUS OF 468.57 FEET, THROUGH A CENTRAL ANGLE OF 42°41'07", A DISTANCE OF 347.59 FEET, HAVING A CHORD BEARING OF S47°50'01"E, A DISTANCE OF 339.61 FEET TO THE END OF CURVE;

THENCE S89°17'24"E, ALONG THE APPROXIMATE CENTER LINE OF AN IRRIGATION CANAL, A DISTANCE OF 631.81 FEET TO THE EASTERLY CORNER OF THE PARCEL, LOCATED ON THE EAST LINE OF THE NW¼NW¼ OF SAID SECTION 34;

THENCE S01°49'56"E, ALONG THE EAST LINE OF THE NW¼NW¼ OF SAID SECTION 34, A DISTANCE OF 28.52 FEET TO THE MOST SOUTHEASTERLY CORNER OF THE PARCEL;

THENCE N69°36'01"W, A DISTANCE OF 1435.03 FEET TO THE SOUTHWEST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF SAID SECTION 34;

THENCE N02°04'51"W, ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 234.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 7.16 ACRES, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "SIX MILE SUBDIVISION" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY EASEMENT" AS SHOWN ON THIS PLAT. ALL ROADS AND STREETS AS SHOWN HEREON ARE HEREBY, OR HAVE BEEN PREVIOUSLY, DEDICATED TO THE USE OF THE PUBLIC.

HARMONY DEVELOPMENT, LLC
421 SOUTH CENTER ST., SUITE 101
CASPER, WYOMING 82601

LISA BURRIDGE - PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, PRESIDENT OF HARMONY DEVELOPMENT, LLC THIS ____ DAY OF _____, 2022.


WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF NATRONA } SS

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN MARCH, 2023, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF, ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS ____ DAY OF _____, 2023.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PLAT OF
A PORTION OF THE
SW¼SW¼ SECTION 27 & NW¼NW¼ SECTION 34
T.34N., R.80W., 6TH P.M.
AS
SIX MILE ADDITION
BEING A PORTION OF THE SW¼SW¼ SECTION 27
AND THE NW¼NW¼ SECTION 34
T.34N., R.80W., 6TH P.M.
NATRONA COUNTY WYOMING
MARCH, 2023
W.O. #23-126

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



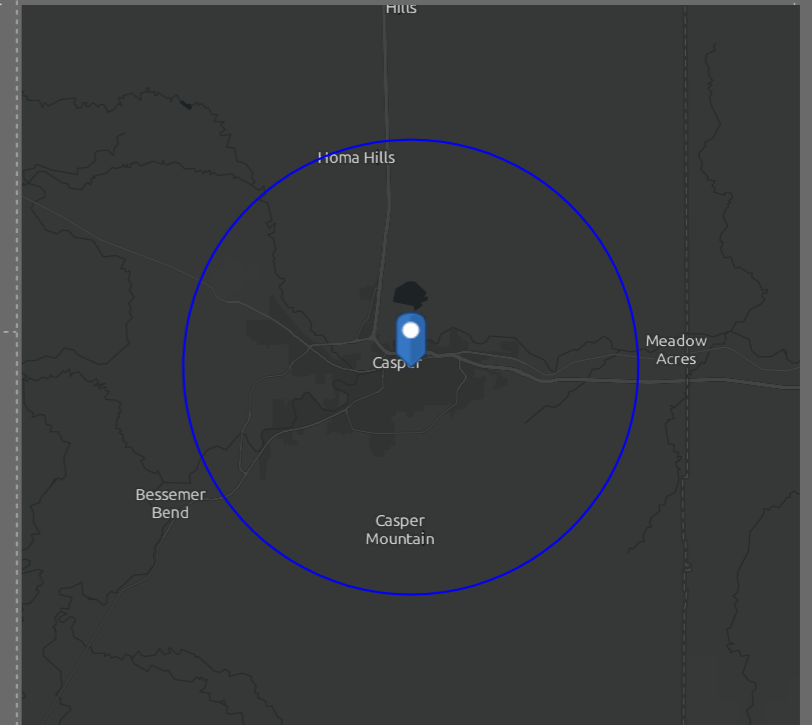
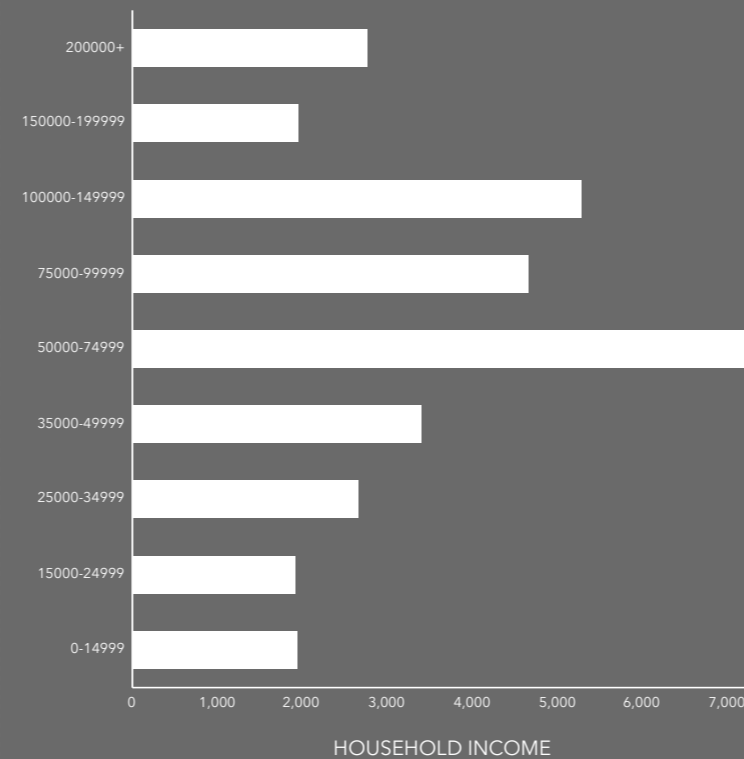
\$40,238

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.

