



CORNERSTONE
REAL ESTATE

FOR SALE

222 S. HOWARD ST., EDGERTON WY

www.cornerstone.com



SHOP/WAREHOUSE FOR SALE

- Shop/Warehouse w/approx. 7,376 SF & Modular Offices w/ 1,344 SF For Sale on combined lot size of 2.41 acres
- The Main Shop, 222 S. Howard, has 5,000 SF (100'x 50'), 20' sidewalls, (4)-12'x 16' OH doors, floor drains & co-ray-vac heat
- A smaller attached shop has 2,232 SF, connected by a 12' angled wall with 12' sidewalls and (1) 10'x 12' OH door

CHUCK HAWLEY

Principal

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ADDITIONAL PROPERTY DETAILS

- A mechanics room, parts room, break room, LED lighting with 3 Phase/480V/400Amp
- Directly across the street 717 Center St – is a 2006 Modular providing office space w/ 1,300 SF (26'x 50')
- The Modular has (3) private offices, full kitchen, reception area, (2) restrooms with a large open lot
- Behind the modular is a storage Quonset and (2) storage sheds
- Both properties have City water, sewer, gas & electricity
- Zoned: Commercial
- Property taxes \$2,468 (2018)



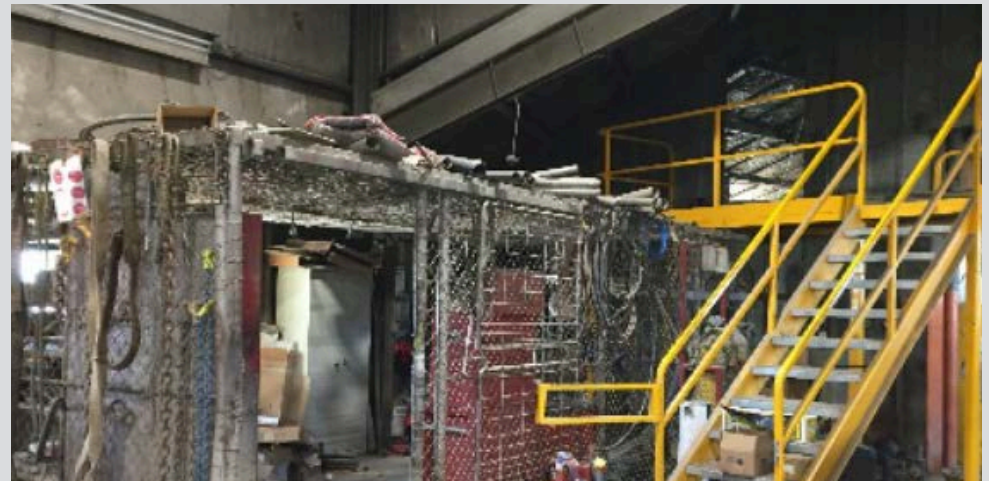


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PROPERTY DETAILS

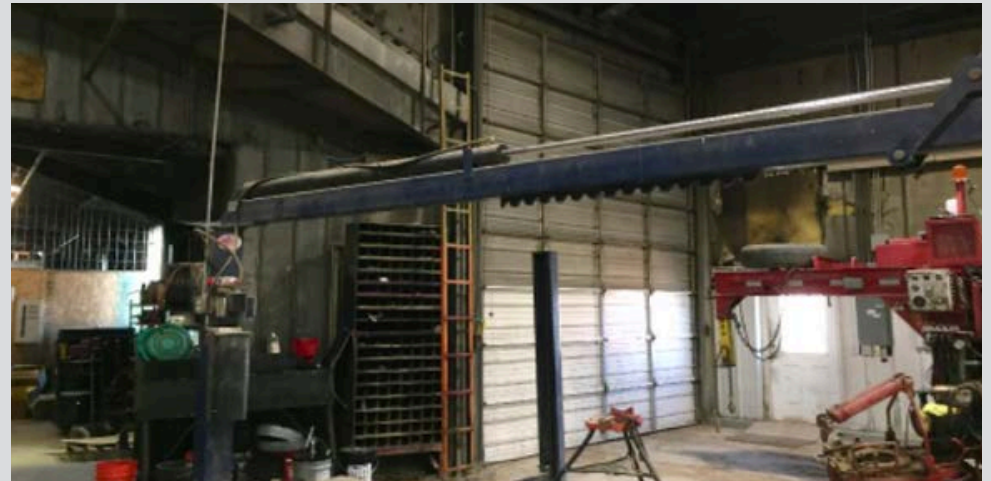
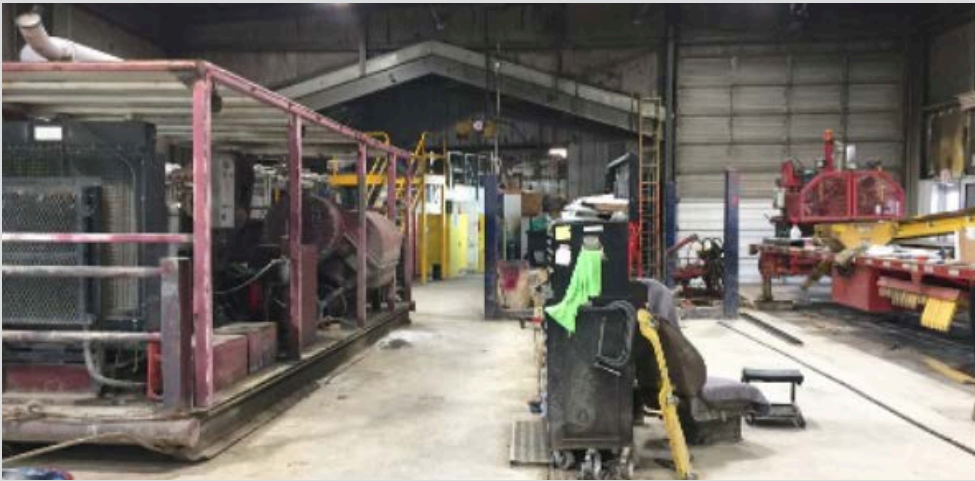
- The Main Shop, 222 S. Howard, has 5,000 SF (100'x 50'), 20' sidewalls & (4)-12'x 16' OH doors,
- There is a small shop office, mechanics room, parts room & break area
- A small mezzanine allows for additional storage
- LED lighting with 3 Phase/480V/400Amp power



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PROPERTY DETAILS

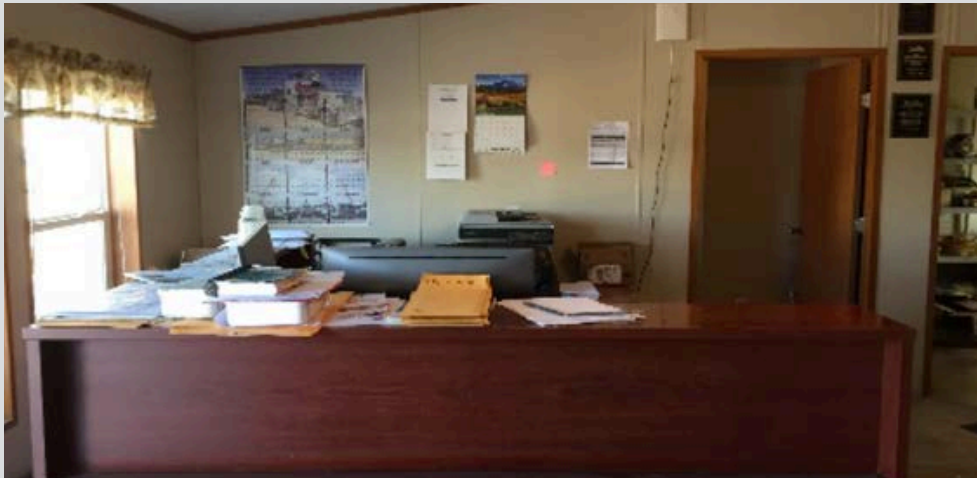
- The main shop space has floor drains & co-ray-vac heat
- A smaller attached shop has approx. 2,232 SF, connected by a 12' angled wall
- 12' sidewalls and (1) 10'x 12' OH door



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PROPERTY DETAILS

717 Center St - is directly across the street with a 2006 Modular with 1,300 SF (26'x 50')

Forced air heat and A/C

The modular has (3) private offices, full kitchen, reception area & (2) restrooms

Behind the modular is a storage Quonset and (2) storage sheds

It has a large open easily accessible lot



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LOCATION:

- 222 S. Howard St & 717 Center St (outlined in Red) on a combined total of approx. 2.41 acres
- Level grade lots

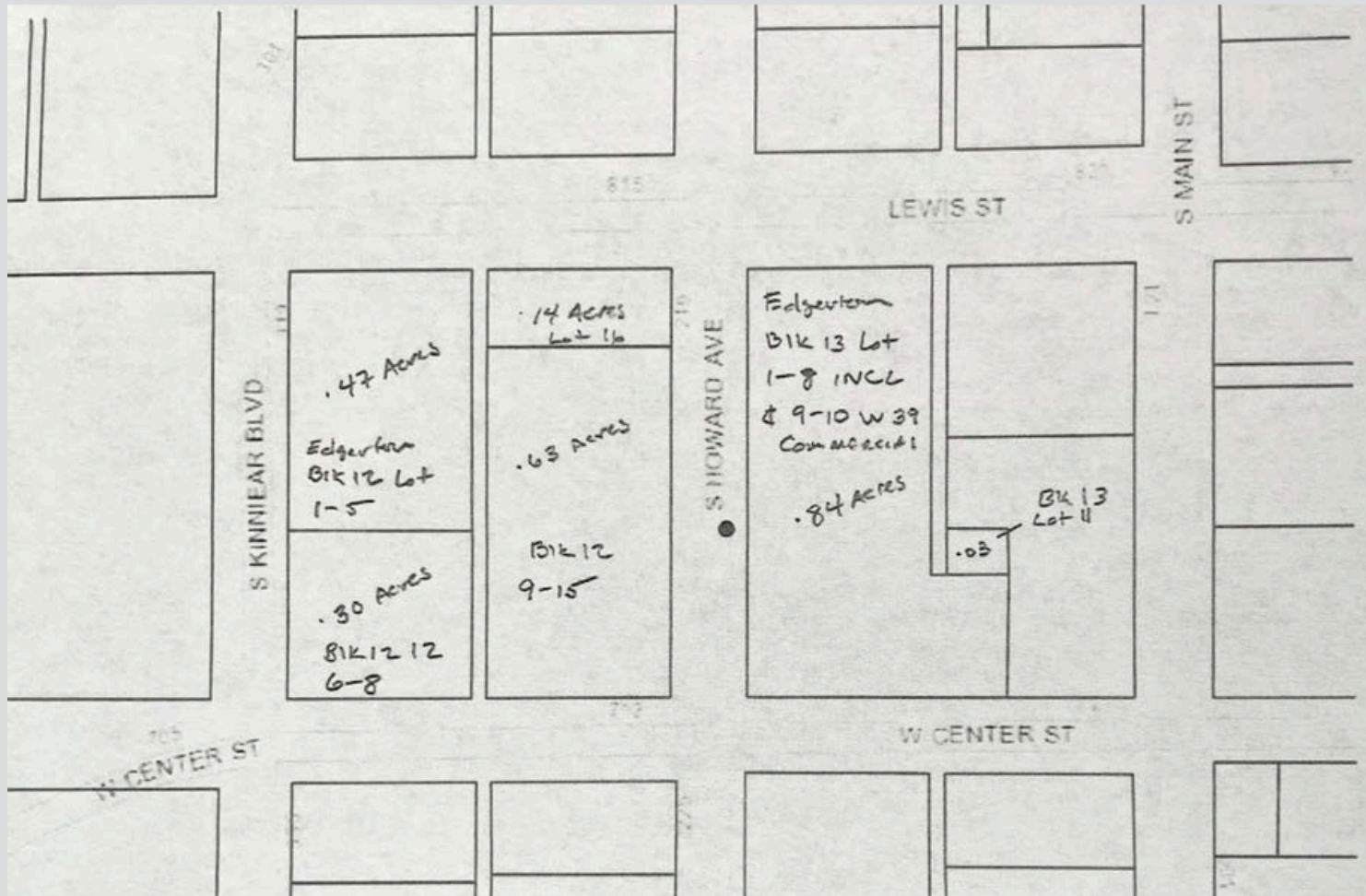


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- Showing the combined lots to equal approx. 2.41 acres



CORNERSTONE
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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.



CORNERSTONE

REAL ESTATE

CASPER, WY



BUSINESSES LOCATED IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates
- No corporate or state income tax

CASPER'S ECONOMY BY THE NUMBERS *

- Population: 59,782 people (2020)
- Unemployment rate: 4.2% (2022)
- Median household income: \$65,134 (2019)
- Median price of a home: \$245,000 (2022)
- 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

- Natrona County School District #1
- Banner Wyoming Medical Center
- The Industrial Company
- Key Energy
- City of Casper
- Casper College
- Wyoming Machinery Company
- OfficeMax
- Natrona County Government
- McMurry Ready Mix



CORNERSTONE

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ABOUT US

www.cornerstonere.com



CHUCK HAWLEY Principal

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Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.

FORREST LEFF Principal

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Forrest Leff is the Principal and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from the University of Wyoming. Following graduation, he relocated to Southern California and established Turbo Cleaning Systems, specializing in medical biohazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy Hospital, Radiology Medical Group and Surgical centers in San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business. As President of the Casper Petroleum Club, in 2017 he over saw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as specialist in the Industrial and Commercial Real Estate market.

