



**50,162 SF INDUSTRIAL BUILDING**

**16.13 ACRES**

**SALE PRICE: \$3,800,000 (\$75/SF)**

**7242**

**W. YELLOWSTONE HWY.  
CASPER, WY 82604**



# 7242

**W. YELLOWSTONE HWY.**  
CASPER, WY 82604

7242 W. Yellowstone Highway presents a compelling opportunity to acquire a well-located commercial property along one of Casper's primary west-side corridors. Positioned with strong frontage and visibility along Yellowstone Highway, the property benefits from steady traffic exposure and convenient access to regional transportation routes.

The site offers a versatile layout suitable for a variety of commercial or owner-user applications, including industrial, service, or flex uses. Its configuration supports efficient operations while providing flexibility for future adaptation or expansion. The property's location on the west side of Casper places it near established commercial users, residential neighborhoods, and key employment centers.

With close proximity to major roadways and easy connectivity throughout the Casper market, 7242 W. Yellowstone Highway is well positioned to serve local and regional customers alike. The surrounding area continues to support a diverse mix of business activity, reinforcing the long-term appeal of the location.

Whether for an owner-user seeking a strategic operational base or an investor looking for a well-located commercial asset, 7242 W. Yellowstone Highway offers visibility, accessibility, and opportunity in one of Casper's established commercial corridors.



# PROPERTY FEATURES

# 7242

W. YELLOWSTONE HWY.  
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## PROPERTY DETAILS



**Lot Size** 16.13 Acres



**Total Size** 50,162 SF  
1,906 SF Office  
48,256 SF Warehouse



**Year Built** 1981, 1992, 2000  
(Renovated 2018)



**Parking** Ample



**Utilities**  
Water/Sewer Casper  
Electric Rocky Mountain Power  
Gas Black Hills Energy

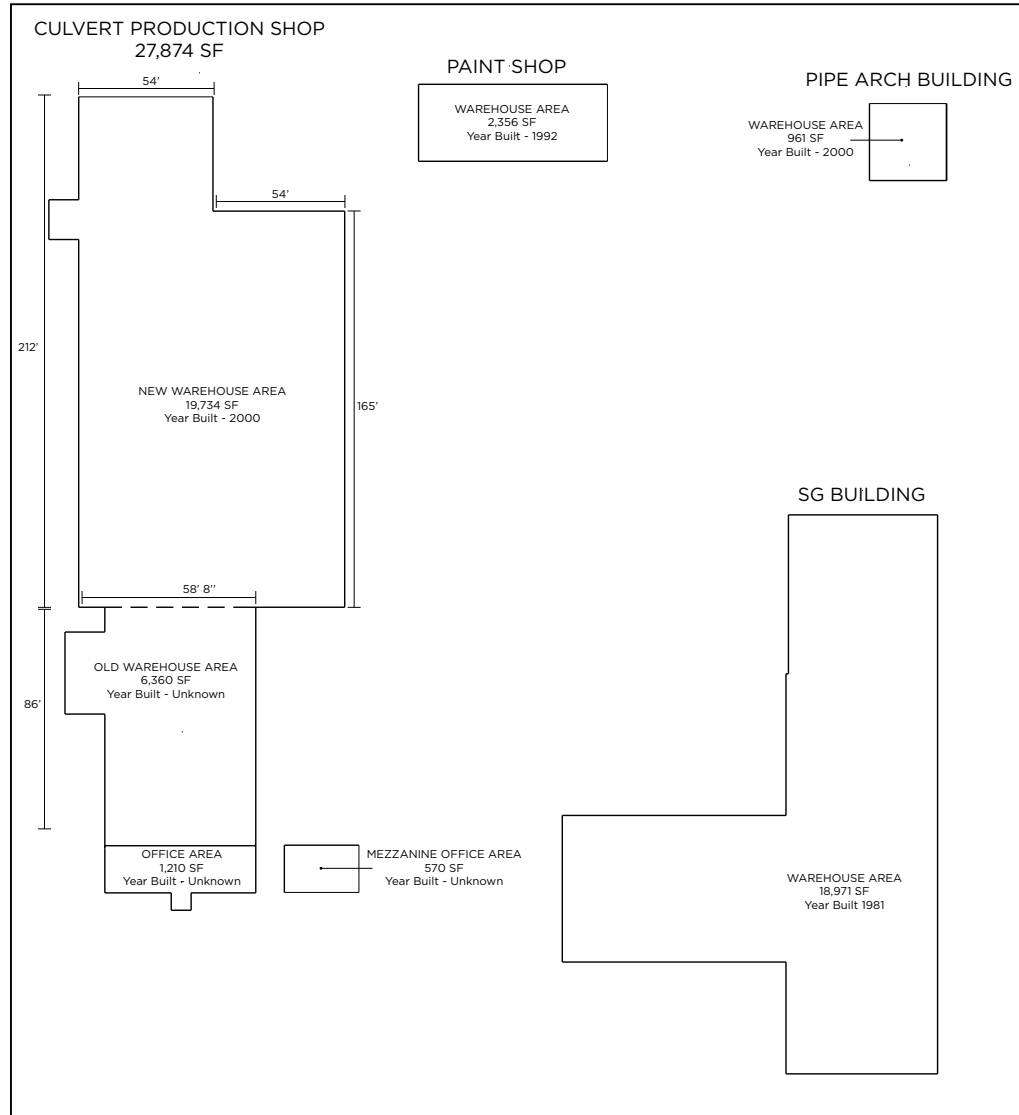







**Zoning** LI - Light Industrial

# BUILDING PLAN

# 7242

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-  **Clear Height** 14' - 25'
-  **Loading** 11 Total Drive In Doors
-  **Heavy Power** 277/480V 3-Phase
-  **HVAC** Gas - fired space heaters
-  **Crane**
  - (6) 3-Ton Cranes
  - (4) 10-Ton Cranes
  - (1) 5-Ton Crane
  - (1) 1 1/2 Ton Crane
  - (1) 10,000 lb Small Crane
  - (1) 1,000 lb Jib Crane

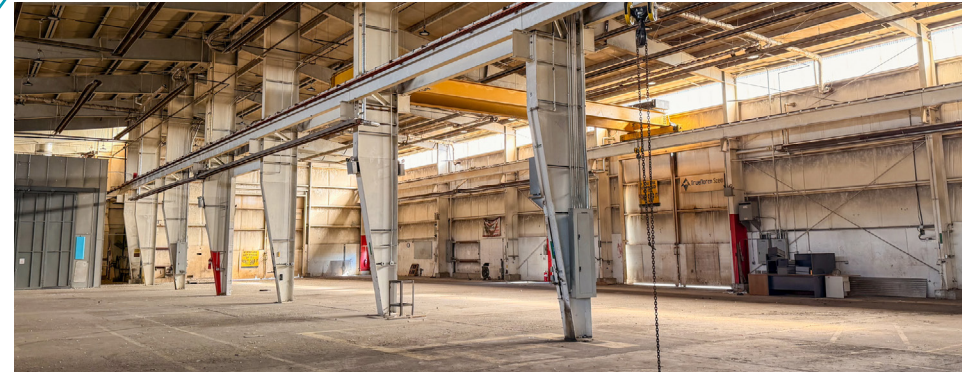


On-site paint booth excluded from sale

# PHOTO GALLERY

# 7242

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Nestled in east-central Wyoming along the North Platte River, Casper is a city rich in history and natural beauty. Known as “The Oil City,” Casper has a storied past tied to the oil industry, dating back to the development of the nearby Salt Creek Oil Field. This vibrant city is the second-most populous in Wyoming, with a population of 59,009.

While oil and natural gas production remain central to Casper’s economy, the city has diversified into manufacturing, mining, and a robust service sector. Casper is also a cultural hub, hosting events like the Central Wyoming Fair and Rodeo and offering attractions such as the Nicolaysen Art Museum and the Fort Caspar Museum.

Whether you’re drawn by its rich history, outdoor adventures, or vibrant community, Casper offers a unique and welcoming experience.



**59,099**

Population



**\$68,003**

Median Household Income



**2,889**

Businesses



**31,896**

Employees

# LOCATION OVERVIEW

# 7242

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## Contact

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