



CORNERSTONE
REAL ESTATE

FOR SALE / FOR LEASE
555 N. CENTER ST. | CASPER, WY
www.cornerstonere.com



HEAVY INDUSTRIAL COMPOUND | 36,105 SF ON 3.79 ACRES

- RARE OPPORTUNITY TO ACQUIRE A FULLY EQUIPPED INDUSTRIAL COMPOUND JUST BLOCKS FROM THE CASPER BUSINESS DISTRICT. TWO BUILDINGS TOTALING 36,105 SF ON 3.79 ACRES WITH CRANES, HEAVY POWER, SECURED YARD, AND IMMEDIATE ACCESS TO I-25 AND HWY 20/26.2 BUILDINGS: 23,917 SF + 12,188 SF
- 3.79 ACRES | M-1 ZONING
- 20' & 16' CLEAR HEIGHTS
- (3) BRIDGE CRANES + 3-PHASE / 480V POWER
- SECURED YARD WITH 6' SECURITY FENCE
- 9 MILES TO NATRONA COUNTY INTERNATIONAL AIRPORT

F O R R E S T L E F F

Principal

✉ forrestleff@gmail.com

☎ 307-262-2393

S H A W N M C C O U L

Realtor

✉ shawn.mccoul@gmail.com

☎ 307-267-7606



CORNERSTONE

REAL ESTATE

FOR SALE / FOR LEASE

555 N. CENTER ST. | CASPER, WY

www.cornerstonere.com



555 N. CENTER OFFERS THE FLEXIBILITY AND INFRASTRUCTURE NEEDED FOR FABRICATION, MANUFACTURING, DISTRIBUTION, OILFIELD SERVICES, OR HEAVY INDUSTRIAL USERS.

TOTAL BUILDING AREA: 36,105 SF

LOT SIZE: 3.79 ACRES

ZONING: M-1

ACCESS: MINUTES TO I-25 & HWY 20/26



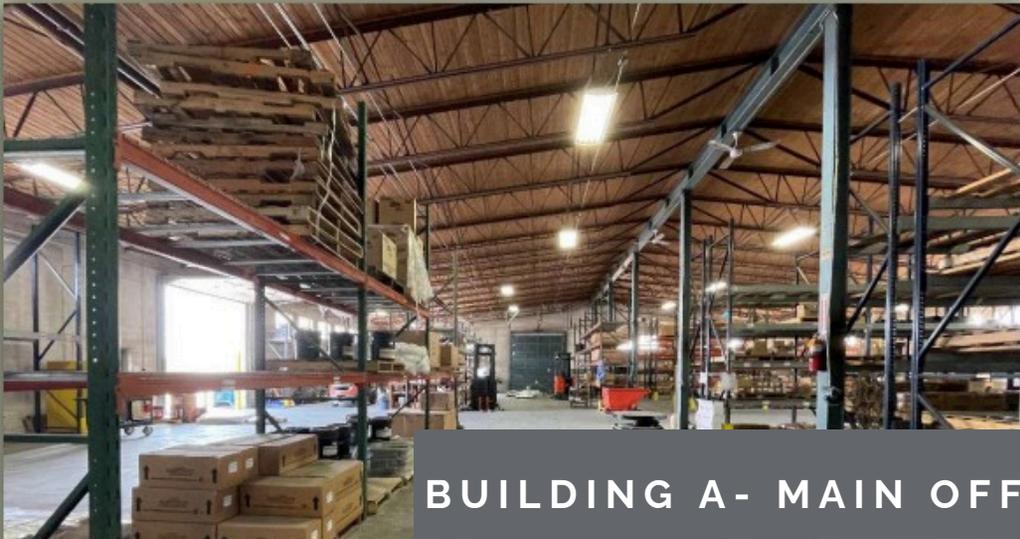
CORNERSTONE

REAL ESTATE

FOR SALE / FOR LEASE

555 N. CENTER ST. | CASPER, WY

www.cornerstone.com



BUILDING A- MAIN OFFICE/WAREHOUSE- 23,917 SF

OFFICE (2,788 SF)

- LARGE RECEPTION/SHOWROOM
- 6 PRIVATE OFFICES
- BREAKROOM
- 2 RESTROOMS
- FPRCED AIR JEAT ANDA/C
- FRONT FACING ENTRANCE

WAREHOUSE (21,129 SF)

- 16' SIDEWALLS 3-
- PHASE/480V POWER
- GASFORCED AIR HEAT
- (3) 12'X14' OH DOORS
- (1) 10'X12' OH DOOR
- (1) DOCK HIGH DOOR
- DRIVE-THROUGH BAY



CORNERSTONE REAL ESTATE

FOR SALE / FOR LEASE

555 N. CENTER ST. | CASPER, WY

www.cornerstonere.com



BUILDING B (2008 STEEL BUILDING - 12,188 SF)

FRONT SECTION (2,480 SF):

- 12' SIDEWALLS
- (1) 12'X18' OH DOOR
- 5-TON BRIDGE CRANE

MAIN SHOP (9,428 SF):

- 20' SIDEWALLS
- (2) TANDEM 10-TON BRIDGE CRANES
- (4) 20'X20' OH DOORS
- CO-RAY-VAC HEAT
- 3-PHASE / 480V POWER
- SHOP RESTROOM WITH WASH BASINS
- 580 SF OFFICE SPACE



CORNERSTONE REAL ESTATE

FOR SALE / FOR LEASE

555 N. CENTER ST. | CASPER, WY

www.cornerstonere.com



CENTRAL CASPER INDUSTRIAL LOCATION

- BLOCKS FROM DOWNTOWN CASPER
- IMMEDIATE ACCESS TO I-25
- QUICK CONNECTION TO HWY 20/26
- SURROUNDED BY INDUSTRIAL, RETAIL, AND COMMERCIAL USERS
- 9 MILES TO NATRONA COUNTY INTERNATIONAL AIRPORT



CORNERSTONE
REAL ESTATE

FOR SALE / FOR LEASE

555 N. CENTER ST. | CASPER, WY

www.cornerstone.com



- 555 N. CENTER ST. CASPER, WYU
- TWO BUILDING: "A" (23,917 SF) & "B" (12,188SF)
- LOT SIZE: APPROX. 3.79 ACRES

200 ft

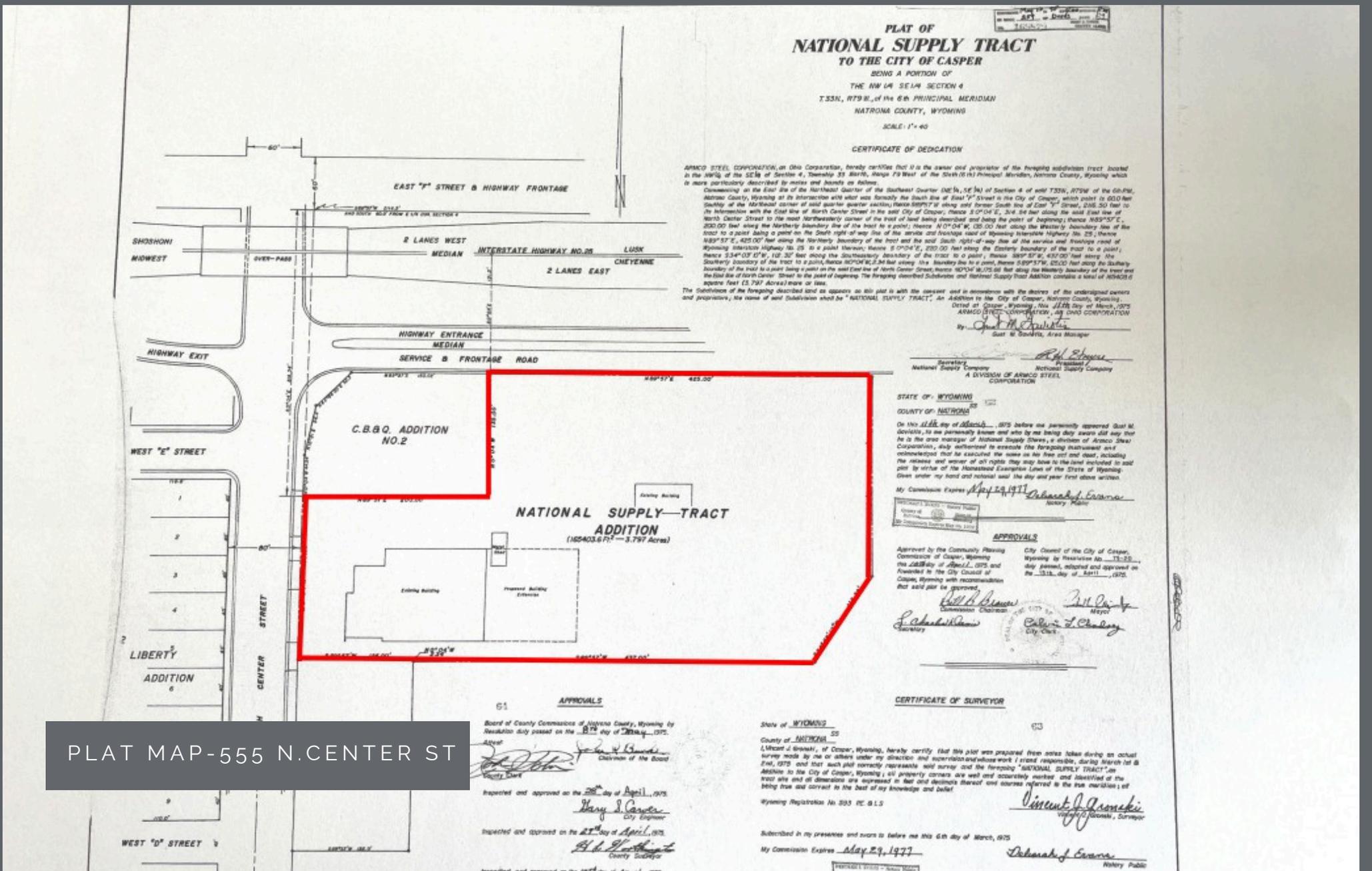


CORNERSTONE REAL ESTATE

FOR SALE / FOR LEASE

555 N. CENTER ST. | CASPER, WY

www.cornerstone.com



PLAT OF NATIONAL SUPPLY TRACT TO THE CITY OF CASPER

BEING A PORTION OF
THE NW 1/4 SE 1/4 SECTION 4
T.33N, R.79W., of the 6th PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

SCALE: 1" = 40'

CERTIFICATE OF DEDICATION

ARMO STEEL CORPORATION, in this Corporation, hereby certifies that it is the owner and proprietor of the foregoing subdivision tract located in the NW 1/4 of the SE 1/4 of Section 4, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming which is more particularly described by metes and bounds as follows:

Commencing on the East line of the Northeast Quarter of the Southeast Quarter (NE 1/4, SE 1/4) of Section 4 of said T.33N, R.79W. of the 6th Principal Meridian, Natrona County, Wyoming at its intersection with and along the South line of East 7th Street in the City of Casper, which point is 620 feet Southly of the Northwest corner of said quarter quarter section, thence S89°57'W along said former South line of East 7th Street, 216.50 feet to the intersection with the East line of North Center Street in the said City of Casper, thence S 0° 04' E, 3 1/2 feet along the said East line of North Center Street to the most Northwestern corner of the tract to be being described and being the point of beginning, thence N82°57'E, 200.00 feet along the Northern boundary line of the tract to a point, thence N 0° 04' W, 05.00 feet along the Western boundary line of the tract to a point being a point on the South right-of-way line of the service and franchise road of Wyoming Interstate Highway No. 25, thence S89°57'E, 425.00 feet along the Northern boundary of the tract and the said right-of-way line of the service and franchise road of Wyoming Interstate Highway No. 25 to a point, thence S 0° 04' W, 200.00 feet along the Eastern boundary of the tract to a point, thence S 34° 03' 0" W, 112.30 feet along the Southern boundary of the tract to a point, thence S89°57'W, 430.00 feet along the Southern boundary of the tract to a point, thence S 0° 04' W, 254 feet along the boundary line to a point, thence S 89° 57' W, 2500 feet along the Southern boundary of the tract to the East line of North Center Street in the said City of Casper, thence N 0° 04' W, 075.00 feet along the Western boundary of the tract and the East line of North Center Street to the point of beginning. The foregoing described Subdivision and National Supply Tract Addition contains a total of 160408.0 square feet (3.707 Acres) more or less.

The Dedication of the foregoing described land as appears on this plat is with the assent and in accordance with the desires of the underground owners and proprietors, the name of said Subdivision shall be "NATIONAL SUPPLY TRACT", An Addition to the City of Casper, Natrona County, Wyoming.

Dated at Casper, Wyoming, this 11th day of March, 1975
ARMO STEEL CORPORATION, by Gust M. Devolito
Gust M. Devolito, Area Manager

Secretary National Supply Company
President National Supply Company
A DIVISION OF ARMO STEEL CORPORATION

STATE OF WYOMING
COUNTY OF NATRONA

On this 11th day of March, 1975 before me personally appeared Gust M. Devolito, to me personally known and who by me being duly sworn did say that he is the true manager of National Supply Tract, a division of Armo Steel Corporation, duly authorized to execute the foregoing instrument and acknowledged that he executed the same as his free act and deed, according to the release and waiver of all rights they may have in the land included in said plat by virtue of the Homestead Exemption Law of the State of Wyoming. Given under my hand and notarial seal this day and year first above written.

My Commission Expires May 29, 1977
Deborah J. Evans
Notary Public

APPROVALS

Approved by the Community Planning Commission of Casper, Wyoming, this 11th day of March, 1975 and Forwarded to the City Council of Casper, Wyoming with recommendation that said plat be approved.

City Council of the City of Casper, Wyoming by Resolution No. 11-23, duly passed, adopted and approved on the 11th day of March, 1975.
Bill Brown Chairman
Deborah J. Evans Secretary
Robert L. Chaboy City Clerk

CERTIFICATE OF SURVEYOR

State of WYOMING
County of NATRONA
I, Vincent J. Gronski, of Casper, Wyoming, hereby certify that this plat was prepared from notes taken during an actual survey made by me or others under my direction and supervision and whose work I am responsible, during search for & find, 1975 and that said plat correctly represents said survey and the foregoing "NATIONAL SUPPLY TRACT" as shown on the City of Casper, Wyoming; all property corners are well and accurately marked and identified as being true and correct to the best of my knowledge and belief.

Wyoming Registration No. 593 RC & LS
Subscribed in my presence and sworn to before me this 6th day of March, 1975
My Commission Expires May 29, 1977
Vincent J. Gronski
Notary Public

PLAT MAP-555 N. CENTER ST



CORNERSTONE
REAL ESTATE

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.



BUSINESSES IN CASPER BENEFIT FROM

- Zoned BusinessParks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- 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

- Banner HealthWyomingMedicalCenter
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming. ...
- True Drilling
- Automation & Electronics
-



FORREST LEFF Principal & Managing Partner

307-262-2393 • forrestleff@gmail.com

Forrest Leff, Principal and Managing Partner of Cornerstone Real Estate, is a highly respected and sought-after professional with over 20 years of experience in Industrial, Farm and Ranch, Hospitality, and Commercial Real Estate sales and leasing. Known for his client-focused approach and entrepreneurial spirit, Forrest has facilitated successful transactions for a diverse range of clients, including corporations, financial institutions, and retail businesses.

Forrest's real estate career is distinguished by his expertise and proven track record, with notable transactions including:

- Industrial and Energy Projects: Granite Peak Fabrication (85,000 SF), Equipment Share (10,000 SF), Distribution NOW (30,000 SF), and Brigade Energy (7,000 SF).
- Corporate and Financial Institutions: Wells Fargo, Bank of the West, and First Interstate Bank.
- Specialized Transactions: Wyoming Rescue Mission (23,000 SF), Casper Pickleball and Sports Center (48,000 SF), Pella Window (32,000 SF), and Scottsdale Mint (48,000 SF).

At Cornerstone Real Estate, Forrest has also cultivated strategic partnerships with top national brokerage firms, including Colliers International, JLL, CBRE, Cushman & Wakefield, Marcus & Millichap, and Newmark Knight Frank, extending the reach and impact of his work.

As an Industrial and Commercial Real Estate specialist, Forrest combines deep market knowledge with a commitment to client success. His entrepreneurial background, coupled with a focus on hospitality and community development, has solidified his reputation as a trusted partner in the industry.



SHAWN MCCOUL Principal

307-267-4966 • shawn.mccoul@gmail.com

Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.