



***3534 N Salt Creek Highway
Casper, Wyoming***

For Sale or Lease

- *5 acre parcel zoned light industrial with additional acreage available and 6' fence.*
- *6250 sq. ft. updated office space including conference room, large foyer and 12 private offices.*
- *4 bathroom areas.*
- *5750 sq. ft. shop space with 3-14' overhead doors, 3 phase power and 5 ton crane.*
- *Offered at \$1,200,000*



Stratton Real Estate is pleased to offer 3435 N. Salt Creek Highway located in Casper Wyoming. This pre-cast concrete commercial structure was built in 1980 with a complete renovation of the office portion in 2005. The office portion has over 6000 sq. ft. of class A space, including a large foyer/ reception area, large conference room and twelve private offices. The shop area has nearly 6000 sq. ft. with 3 -14' overhead doors, kitchen area, 3 phase power, 5 ton crane and mezzanine storage. The zoning is light industrial with easy access to interstate highway and central business district. The yard large and fenced with 5 acres, and additional acreage available. Exceptionally well kept property offering a variety of uses. For sale or lease. 3 offices and shop area available immediately.



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