

INDUSTRIAL PROPERTY

By-Pass Industrial Park



Property Description:Industrial park is approximately 65 acres and is comprised of 18 lots.

Zoning:Light Industrial

of Lots Available:5

Lot Sizes:Range .9 - 5.7 acres

Remaining contiguous lots can be replatted to meet the needs of buyer.

Utilities: Water, Electricity, Gas, Sewer

Other: Owners will consider Build to Suit

Location:

Access to highways is very good. Property is located at the intersection of Hwy 254 (Salt Creek Highway) and Hwy 20-26. US 20-26 is a major gateway to several of Wyoming's recreational areas including the Big Horn and Wind River mountains and Grand Teton and Yellowstone National Parks. Hwy 220 is approximately 4 miles from site and travels southwest to Rawlins where it connects to I-80. Access to I-25 (the only north-south interstate in Wyoming) is one mile to the east.

The property lies approximately 6.5 miles southeast of the Natrona County International Airport and 10 miles east of Bishop Industrial Rail Park (transload rail spur currently under development - operations estimated to begin in Summer, 2008).

The neighborhood is populated by a number of light industrial operations.



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Price:

Sale Lots range \$165,000 - \$465,000
..... (\$77,391 - \$196,000/acre)

Property Contact:

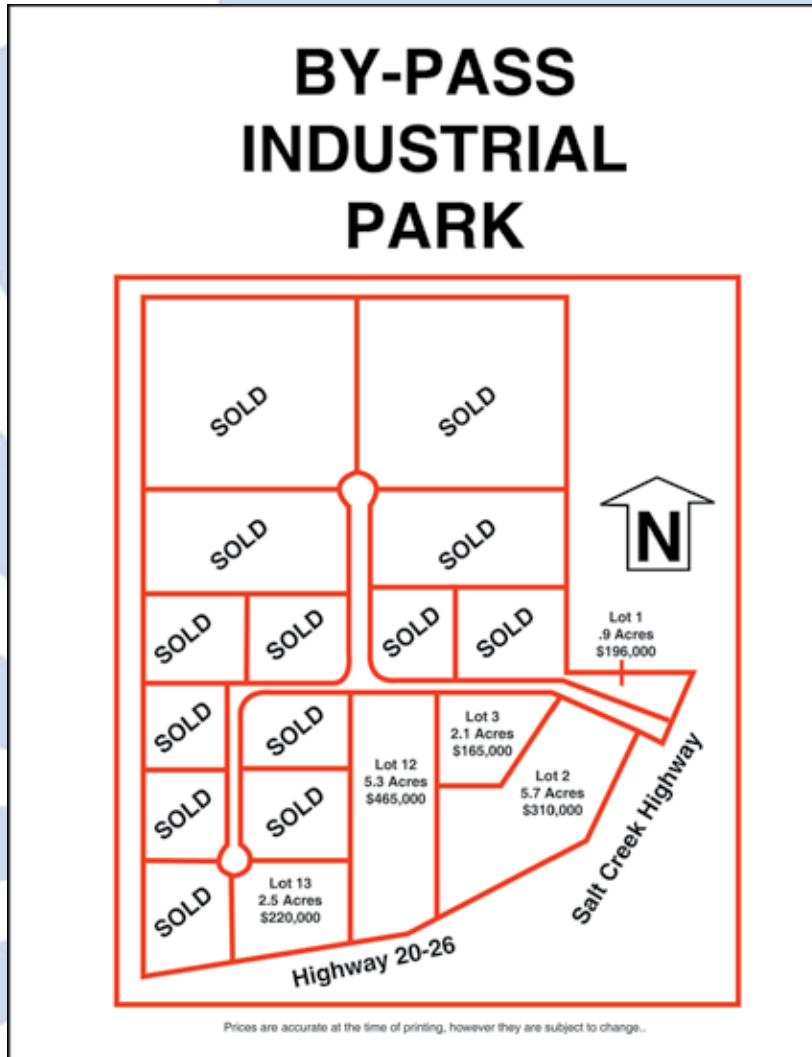
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Looking south, Lot 13 is at left end of cul-de-sac



CAEDA makes no guarantee or representation about the accuracy or completeness of the information presented.

Casper Area Economic Development Alliance