

# INDUSTRIAL & BUSINESS PARK

## Salt Creek Heights



Address:..... Casper, WY (Natrona County)

Description:..... 250 acre commercial and light industrial park

Utilities:..... Municipal water, Sewer, Gas, Electricity, Telephone and Conduit for fiber optic cable and cable television

Zoning:..... Light Industrial

Other:..... Paved roadways, curbs, gutters, lighting and graded, pad ready lots

Owner will consider build-to-suit and lease option projects. Lots can be replatted to suit the needs of the buyer.

### Location:

The property is ideally located near I-25 and Hwy 20-26. It sits approximately 6 miles from the Casper/Natrona County International airport.

### Price:

Land lease only (99 year term)..... \$2.50 - \$3.50/sq ft

One time payment ranges from \$108,900 - \$152,460 per acre depending on lot

### Property Contact:

Greg Thomas

Grubb & Ellis

1551 Three Crowns Blvd, #101

Casper, WY 82609

Phone: (307) 630-5637

e-mail: [greg.thomas@gewyo.com](mailto:greg.thomas@gewyo.com)



Sources of property information are deemed reliable. CAEDA makes no guarantee or representation about the accuracy or completeness of the information presented.

Casper Area Economic Development Alliance

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View looking north in May 2009 as lots were being graded.



View looking south in May 2009.

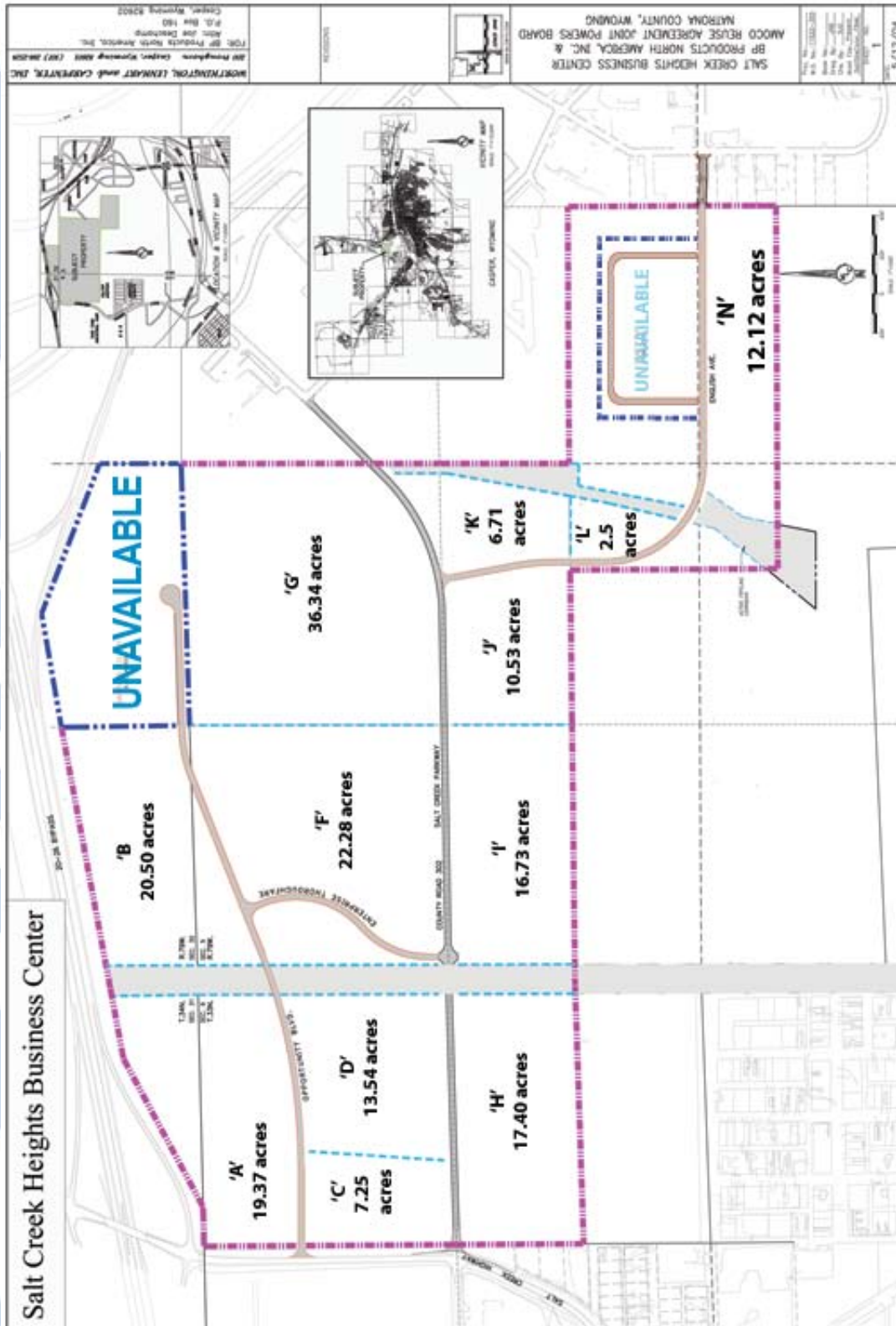


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Conceptual plat. Lots can be replatted to accommodate the needs of the buyer.

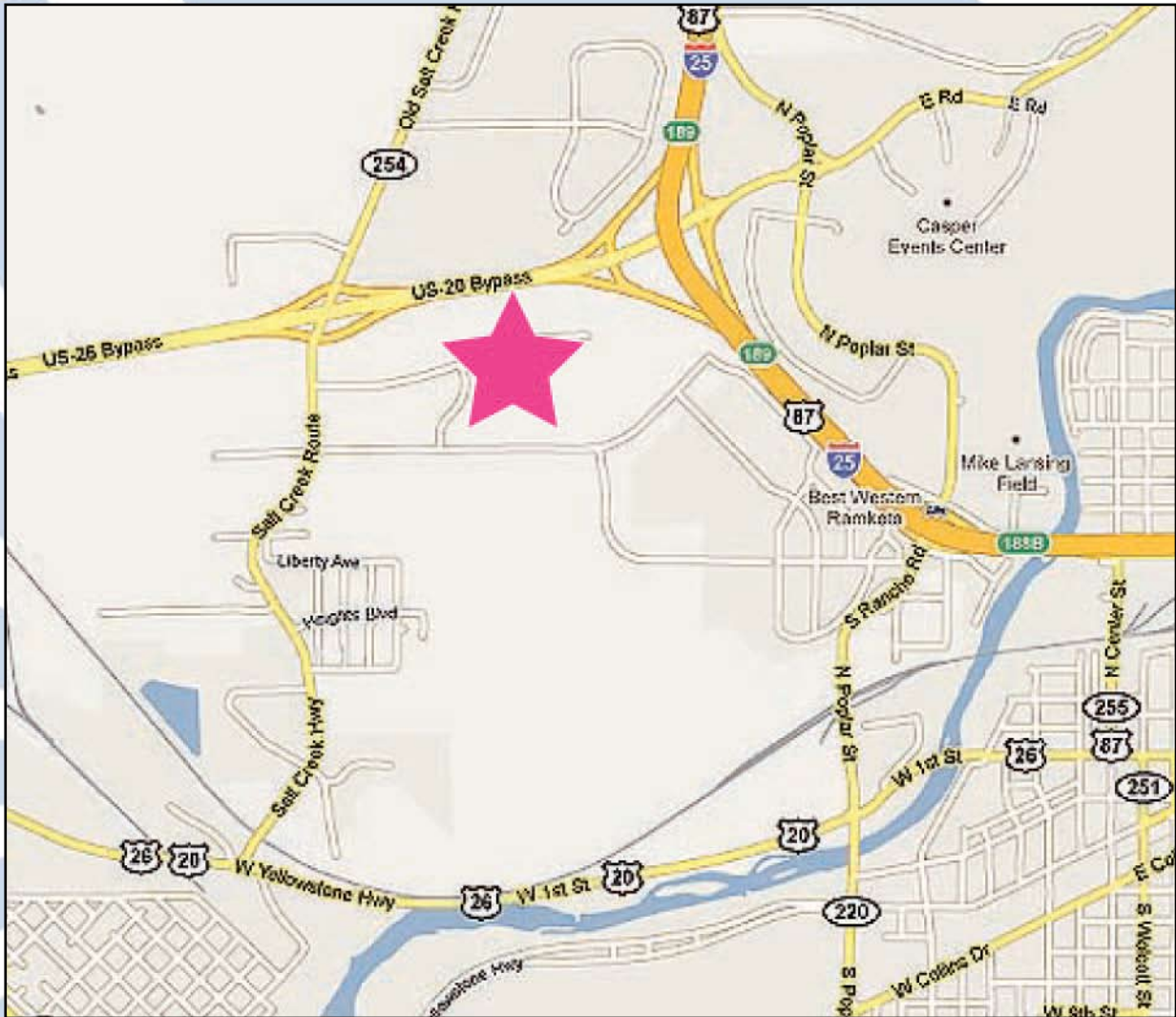


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