



CORNERSTONE
REAL ESTATE

FOR SALE

1780 Opportunity Boulevard, Casper WY

www.cornerstone.com



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REAL ESTATE

VERSATILE INDUSTRIAL SPACE GREAT LOCATION

High Visibility and Versatile Industrial Space Prominently located off I-25 and the 20-26 By-Pass, This fenced industrial building sits on a 3.7-acre lot. It offers over 20,000 SF of warehouse/shop area plus 7,900 SF of office and lab space. Ten large 12' x 16' overhead doors, a floor sump, and 23' sidewalls provide excellent functionality for a range of operations.

PRICE IMPROVMENT:

\$2,725,000

JOHN KORNVEN
Associate Broker

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☎ 307-267-8108



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PROPERTY & FACILITIES

The property is equipped with 2,500 KVA of power for demanding industrial uses. Features include a 2-ton pneumatic overhead crane, 1/2-ton jib crane, and a wash bay with Hotsy pressure washer. The facility is fully fire suppressed with radiant heat ensuring safety and efficiency year-round.

Ideal for manufacturing, distribution, or industrial services seeking a well-equipped, accessible Casper location



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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 Business Parks
- 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 Health Wyoming Medical Center
- 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



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John has been a licensed real estate broker for over 30 years and has worked with homeowners, ranchers, business owners, and investors, negotiating complex contracts and marketing multi-million dollar properties. He holds a Bachelor of Science in both Economics and Political Science from the University of Idaho and has completed many professional development courses, including the Accredited Land Consultant coursework.

John Kornkven is a seasoned business leader born and raised in Wyoming, excelling in various sectors of real estate. The past 5+ years he has been developing parcels on Casper Mountain and in Converse County, enhancing residential and recreational opportunities. He is often sought out by buyers and sellers as a land specialist. He is passionate about preserving community through conservative principles and joined the team at CBC Cornerstone Real Estate in 2025.

John is actively involved in the community, serving as a Federal Political Coordinator for the Wyoming Realtors and National Association of Realtors, a member of the Rotary Club of Casper, and a past president of both the Casper Board of Realtors and Wyoming Multiple Listing Service.