



CORNERSTONE
REAL ESTATE

FOR SALE/LEASE

150 N WALSH CASPER, WY

www.cornerstonere.com



Versatile Industrial Property with Prime Location

Discover the exceptional commercial opportunity at 150 North Walsh in Casper! This expansive property features over 21,326 square feet of heated warehouse space with soaring 24-foot ceilings. It's equipped with two overhead dock-high doors for seamless loading, and a fenced yard along with paved parking ensures convenience. Located in one of Casper's prime areas, you're near similar commercial properties and enjoy quick access to I-25. Inside, a generous 5,000-square-foot showroom and 1,386 square feet of office space provide plenty of room to operate and showcase your business. The building boasts modern updates, forced-air gas, 220V power, and is in great condition inside and out. Perfect for any thriving enterprise, this is a standout building ready to support your success!

FORREST LEFF

Realtor

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JOSH KALINOWSKI

Owner

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 387-247-7064



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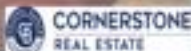


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PROPERTY FEATURES

- Over 14,800 sq ft heated warehouse space
- 24-ft ceilings for maximum vertical capacity
- 2 dock-high overhead doors for easy loading/unloading
- 5,000 sq ft showroom - perfect for display & customer experience
- 1,326 sq ft office space
- Equipped with 220V power
- Forced-air gas heating
- Paved parking + fenced yard for security & convenience
- Prime Casper location near other commercial properties
- Quick access to I-25





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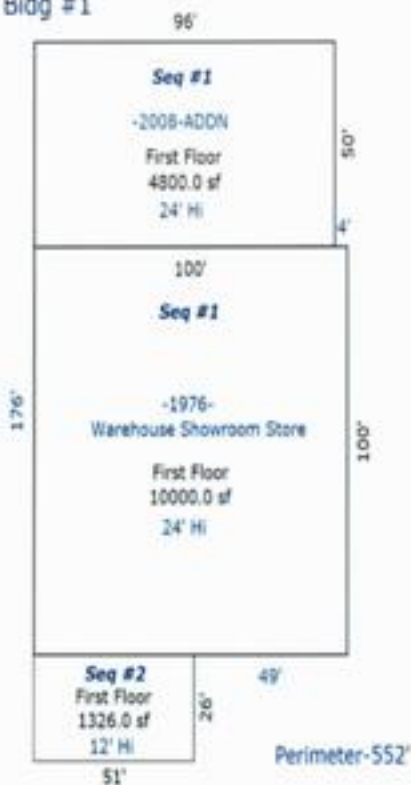
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Bldg #1





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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: 7,749 (2020)
- Median Household Income: \$71,258 (2020)
- Median Home Price: \$122,677 (2021)

Mills

- Population: 4,206 (2020)
- Median Household Income: \$44,291 (2021)
- Median Home Value: \$229,700 (2020)

**CASPER'S ECONOMY
BY THE NUMBERS**

- Population: 68,543 people (2020)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2020)
- Median Sales Price of Home: \$266,800 (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
- Natrona County Jail
- Wyoming Department of Transportation
- Power Service Inc.



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Forrest Leff Principal

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Forrest Leff is the Principal and Managing Partner for Cornerstone Real Estate. He has been a highly-respected and sought out real estate professional for over 25 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from the University of Wyoming. Following graduation, he relocated to Southern California and established Turbo Cleaning Systems, specializing in medical biohazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy Hospital, Radiology Medical Group and Surgical centers in San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business. As President of the Casper Petroleum Club, in 2007 he over saw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as specialist in the Industrial and Commercial Real Estate market.

JOSH KALINOWSKI Owner

307-267-7004 • joshkalinowski@gmail.com

Josh Kalinowski, the broker of CBC Cornerstone, is a seasoned professional in the real estate industry. With an illustrious career trajectory, he also serves as the broker and owner of Coldwell Banker The Legacy Group. Josh's unwavering focus has always been on agent growth and success, driven by his genuine desire to help individuals excel in all aspects of their lives.

Over the past 12 years, Josh has immersed himself in various facets of the real estate industry, gaining invaluable experience in buying, selling, managing, brokering, and developing properties. His diverse portfolio extends not only to the clients he has served but also to personal investments in single-family and commercial properties within the local area. This hands-on involvement has provided him with a deep understanding of the intricacies of the market and allows him to offer comprehensive guidance to his clients and agents alike.

