



CORNERSTONE
REAL ESTATE

FOR SALE

1980 SKYVIEW DR. | CASPER, WY

www.cornerstone.com



**INVESTMENT OPPORTUNITY | 4850 SF ON 1.02 ACRES | 8% CAP RATE | 2800 SF
VACANT COLD STORAGE FOR IMMEDIATE ADD VALUE**

TURN-KEY INCOME PROPERTY IN CASPER'S SKYVIEW INDUSTRIAL PARK. 4,850 SF INDUSTRIAL BUILDING WITH IN-PLACE MODIFIED GROSS LEASE TO AN ESTABLISHED NATIONAL TENANT (NAME CONFIDENTIAL UNTIL CA SIGNED). PLUS A SEPARATE 2,800 SF STEEL COLD-STORAGE BUILDING ON THE SAME 1.02 ACRE LOT — CURRENTLY VACANT, OFFERING IMMEDIATE VALUE-ADD UPSIDE.

4,850 SF LEASED BUILDING + 2,800 SF VACANT COLD STORAGE
1.02 ACRES | M-2 / COMMERCIAL ZONING
NATIONAL TENANT | MODIFIED GROSS LEASE | ~4 YEARS REMAINING
7.4 MILES TO NATRONA COUNTY INTERNATIONAL AIRPORT

FORREST LEFF

Principal

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SHAWN MCCOUL

Realtor

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STABILIZED INCOME PLUS VALUE-ADD UPSIDE

1980 SKYVIEW DR. IS A SINGLE STORY BUILDING INDUSTRIAL INVESTMENT WITH A NATIONAL CREDIT TENANT IN PLACE ON A MODIFIED GROSS LEASE, TENANT PAYS TAXES, MAINTENANCE, UTILITIES. LANDLORD PAYS PROPERTY INSURANCE. PLUS A SEPARATE VACANT COLD-STORAGE BUILDING OFFERING IMMEDIATE UPSIDE.

TOTAL BUILDING AREA: 7,650 SF

LOT SIZE: 1.02 ACRES

ZONING: M-2 / COMMERCIAL

TENANCY: NATIONAL TENANT (CONFIDENTIAL) | MODIFIED GROSS LEASE | ~4 YRS REMAINING

| CAP: 8.25% |



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**BUILDING A - OFFICE / WAREHOUSE - 4,850 SF
(LEASED)**

OFFICE (1,600 SF)
30' X 48' OFFICE
4 PRIVATE OFFICES
RECEPTION / PARTS AREA
CONFERENCE / BREAKROOM
1 RESTROOM
FORCED AIR HEAT AND A/C

WAREHOUSE (3,250 SF)
(2) WORK BAYS: 40' X 50' & 24' X 50'
16' SIDEWALLS
(2) 12' X 14' OH DOORS
GAS FORCED AIR HEAT
SINGLE PHASE / 220V POWER



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BUILDING B - COLD STORAGE (2008 STEEL BUILDING
- 2,800 SF) - VACANT



BUILDING SPECS:
2,800 SF CLASS S STEEL
GABLE ROOF CONSTRUCTION
(2) 10' X 12' OH DOOR
UNHEATED COLD STORAGE
SEPARATE FROM MAIN
BUILDING
BUILT 2008
40' X 70'

VALUE-ADD
OPPORTUNITY:
CURRENTLY VACANT /
UNLEASED
IMMEDIATE LEASE-UP
UPSIDE
ADDITIONAL INCOME
POTENTIAL
CAN SUPPORT OWNER-
OPERATOR USE
FLEXIBLE CONFIGURATION
SHARES 1.02 ACRE SITE
WITH BLDG A

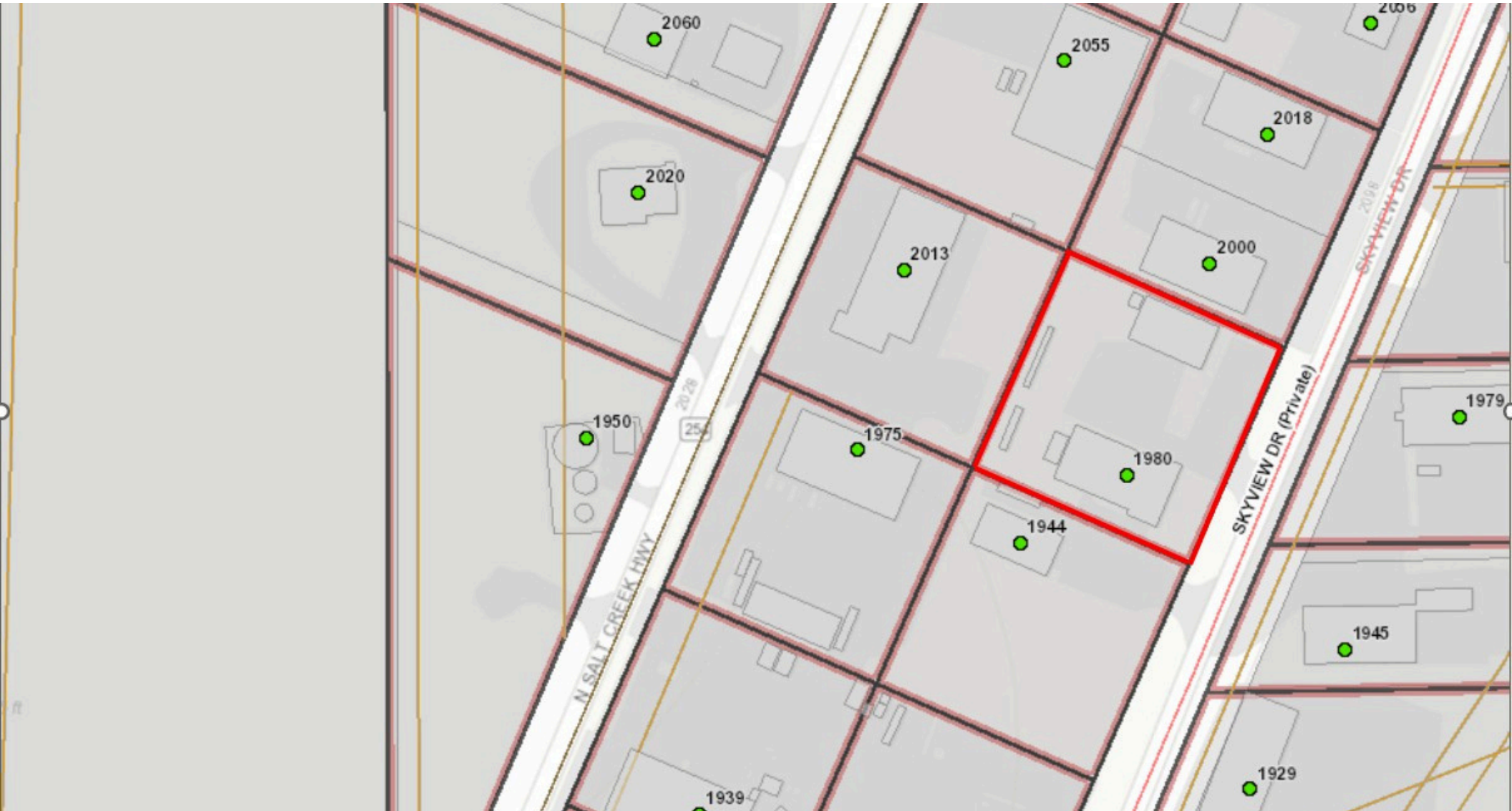


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PLAT MAP - 1980 SKYVIEW
DR.



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SKYVIEW INDUSTRIAL PARK LOCATION

LOCATED IN SKYVIEW INDUSTRIAL PARK, BAR NUNN

DIRECT ACCESS TO I-25 VIA SALT CREEK HIGHWAY

STRONG INDUSTRIAL CORRIDOR NORTH OF CASPER

SURROUNDED BY ESTABLISHED INDUSTRIAL / SERVICE USERS

7.4 MILES TO NATRONA COUNTY INTERNATIONAL AIRPORT



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- 1980 SKYVIEW DR., CASPER, WY
- TWO BUILDINGS: BLDG A (4,850 SF) & BLDG B (2,800 SF)
- LOT SIZE: 1.02 ACRES



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GENERAL PURPOSES

CERTIFICATE OF SURVIVOR

COUNTY ENGINEER APPROVAL

STATE OF WYOMING | COUNTY OF WYOMING

CERTIFICATE OF PLATTING

PLANNING COMMISSION APPROVAL

COUNTY COMMISSIONERS APPROVAL

HEALTH OFFICER APPROVAL

SKYVIEW INDUSTRIAL PARK SUBDIVISION

ROSEDALE ENGINEERING & SURVEYING

4747th, WYOMING



CORNERSTONE
REAL ESTATE

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



FORREST LEFF Principal & Managing Partner

307-262-2393 • forrestleff@gmail.com

Forrest Leff, Principal and Managing Partner of Cornerstone Real Estate, is a highly respected and sought-after professional with over 20 years of experience in Industrial, Farm and Ranch, Hospitality, and Commercial Real Estate sales and leasing. Known for his client-focused approach and entrepreneurial spirit, Forrest has facilitated successful transactions for a diverse range of clients, including corporations, financial institutions, and retail businesses.

Forrest's real estate career is distinguished by his expertise and proven track record, with notable transactions including:

- Industrial and Energy Projects: Granite Peak Fabrication (85,000 SF), Equipment Share (10,000 SF), Distribution NOW (30,000 SF), and Brigade Energy (7,000 SF).
- Corporate and Financial Institutions: Wells Fargo, Bank of the West, and First Interstate Bank.
- Specialized Transactions: Wyoming Rescue Mission (23,000 SF), Casper Pickleball and Sports Center (48,000 SF), Pella Window (32,000 SF), and Scottsdale Mint (48,000 SF).

At Cornerstone Real Estate, Forrest has also cultivated strategic partnerships with top national brokerage firms, including Colliers International, JLL, CBRE, Cushman & Wakefield, Marcus & Millichap, and Newmark Knight Frank, extending the reach and impact of his work.

As an Industrial and Commercial Real Estate specialist, Forrest combines deep market knowledge with a commitment to client success. His entrepreneurial background, coupled with a focus on hospitality and community development, has solidified his reputation as a trusted partner in the industry.



SHAWN MCCOUL Principal

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Shawn McCoul has spent more than 20 years starting and operating successful businesses while actively investing in retail and light industrial real estate across Casper. Known for his ability to spot opportunity where others see risk, Shawn has built a career on utilizing creative financing and innovative deal structures to put together win-win transactions.

His unique background as both a business owner and property investor gives him a practical, results-driven perspective that few advisors bring to the table. Whether guiding clients through acquisitions, sales, or repositioning opportunities, Shawn draws on his hands-on experience to deliver solutions that align with both financial and operational goals.

Rooted in the community, Shawn is a proud husband to his wife, Tondi, and father to five sons. He approaches every deal with integrity, long-term vision, and a commitment to helping others succeed in business and real estate.