

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



3029 SALT CREEK HIGHWAY
CASPER, WYOMING

CIRE | Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Address	3029 Salt Creek Highway, Casper, WY 82601
APN	3479-29-10-2-00200
Building Size	±20,930 SF
Area Size	±7.92 AC (±344,995 SF)
Year Built	2020
Ownership	Fee Simple - Land & Building
Zoning	LI (Light Industrial)

LEASE ABSTRACT

Tenant	Depot Connect International - DCI
Rent Commencement	November 1, 2020
Lease Expiration	May 30, 2031
Remaining Lease Term	±5 Years
Renewal Options	Two (2) - 10 Years
Current Annual Rent	\$306,482
Rent Increases	1.5% Annually
Lease Type	Triple-Net (NNN)
Guarantor	Corporate

PURCHASE PRICE	CAP RATE	NOI
\$4,316,647	7.10%	\$306,482



RENT ROLL

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 10/31/2027	\$306,482	\$25,540	7.10%
11/1/2027 - 10/31/2028	\$311,079	\$25,923	7.21%
11/1/2028 - 10/31/2029	\$315,745	\$26,312	7.31%
11/1/2029 - 10/31/2030	\$320,481	\$26,707	7.42%
11/1/2030 - 10/31/2031	\$325,289	\$27,107	7.54%
OPTION 1			
11/1/2031 - 10/31/2032	\$330,168	\$27,514	7.65%
11/1/2032 - 10/31/2033	\$335,120	\$27,927	7.76%
11/1/2033 - 10/31/2034	\$340,147	\$28,346	7.88%
11/1/2034 - 10/31/2035	\$345,250	\$28,771	8.00%
11/1/2035 - 10/31/2036	\$350,428	\$29,202	8.12%
11/1/2036 - 10/31/2037	\$355,685	\$29,640	8.24%
11/1/2037 - 10/31/2038	\$361,020	\$30,085	8.36%
11/1/2038 - 10/31/2039	\$366,435	\$30,536	8.49%
11/1/2039 - 10/31/2040	\$371,932	\$30,994	8.62%
11/1/2040 - 10/31/2041	\$377,511	\$31,459	8.75%
OPTION 2			
11/1/2041 - 10/31/2042	\$383,173	\$31,931	8.88%
11/1/2042 - 10/31/2043	\$388,921	\$32,410	9.01%
11/1/2043 - 10/31/2044	\$394,755	\$32,896	9.14%
11/1/2044 - 10/31/2045	\$400,676	\$33,390	9.28%
11/1/2045 - 10/31/2046	\$406,686	\$33,891	9.42%
11/1/2046 - 10/31/2047	\$412,787	\$34,399	9.56%
11/1/2047 - 10/31/2048	\$418,978	\$34,915	9.71%
11/1/2048 - 10/31/2049	\$425,263	\$35,439	9.85%
11/1/2049 - 10/31/2050	\$431,642	\$35,970	10.00%
11/1/2050 - 10/31/2051	\$438,117	\$36,510	10.15%

INVESTMENT HIGHLIGHTS

LEADING NORTH AMERICAN LIQUID BULK STORAGE & LOGISTICS

Depot Connect International (DCI), is a premier provider of tank container depot, maintenance, repair, and logistics services supporting the chemical, industrial, and energy supply chain sectors. DCI operates mission-critical infrastructure serving essential transportation and storage functions across North America.

NATIONAL PLATFORM SUPPORTING SUPPLY CHAIN INFRASTRUCTURE

Depot Connect International maintains a broad nationwide footprint of strategically located service facilities supporting tank container logistics, positioning the company as a key infrastructure partner within global chemical and liquid bulk transportation networks.

LANDLORD-FRIENDLY LEASE STRUCTURE

The tenant is responsible for property taxes and insurance, reducing ownership expenses and providing a more passive, management-free investment structure.

CORPORATE LEASE GUARANTY ENHANCING INCOME STABILITY

Lease obligations are supported by a corporate guaranty from Depot Connect International, strengthening tenant credit backing and enhancing income reliability throughout the lease term.

SCHEDULED 1.5% ANNUAL RENT INCREASES

Contractual 1.50% annual rent escalations provide predictable income growth while offering a hedge against inflation and long-term NOI expansion.

STRATEGIC LOCATION

Located with direct access to Interstate 25, the property benefits from strong visibility and efficient regional connectivity, supporting transportation-oriented operations and long-term tenant functionality.

NO STATE PERSONAL INCOME TAX

Wyoming imposes no state personal income tax and offers a business-friendly tax environment.

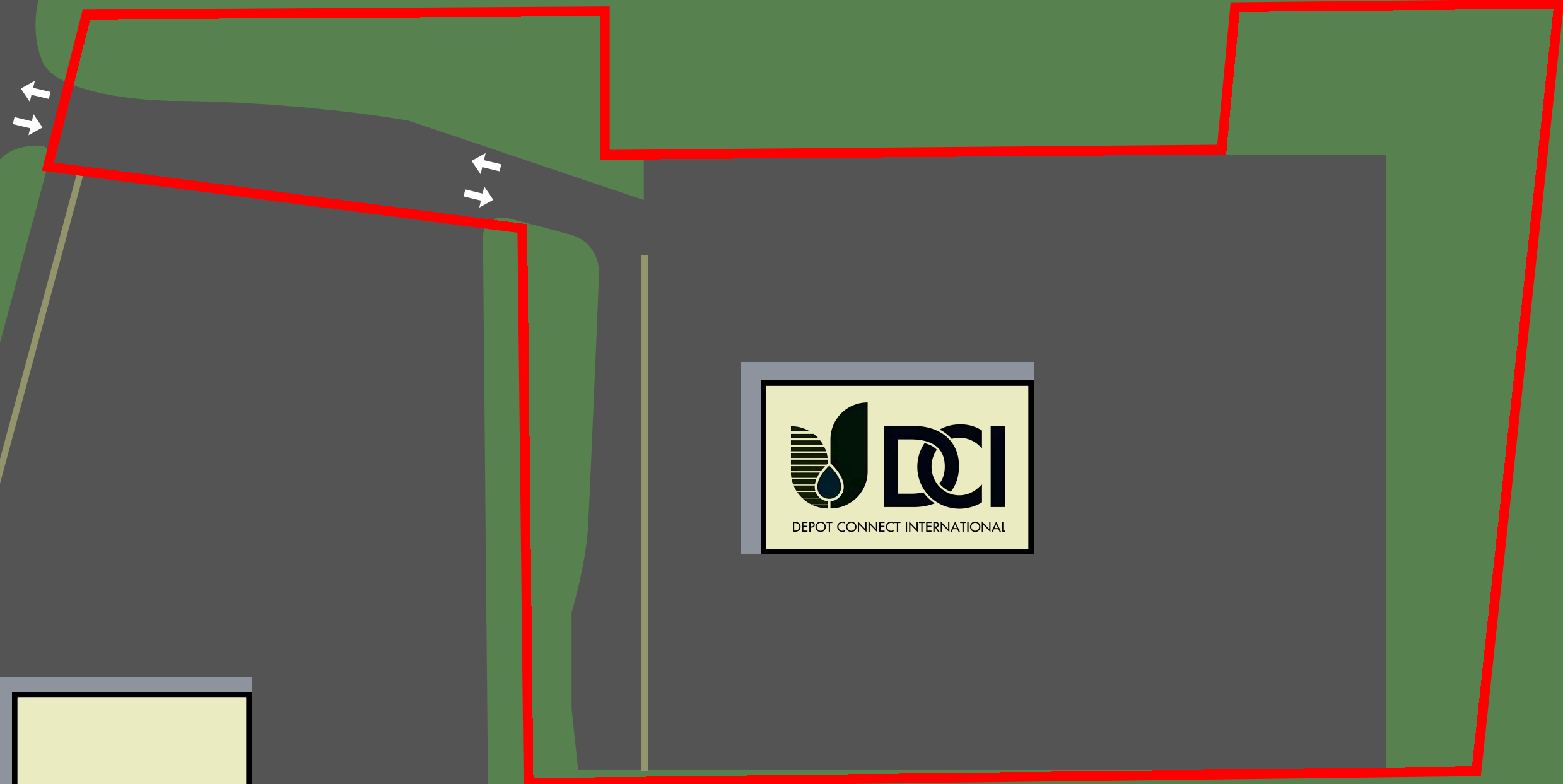


SITE PLAN



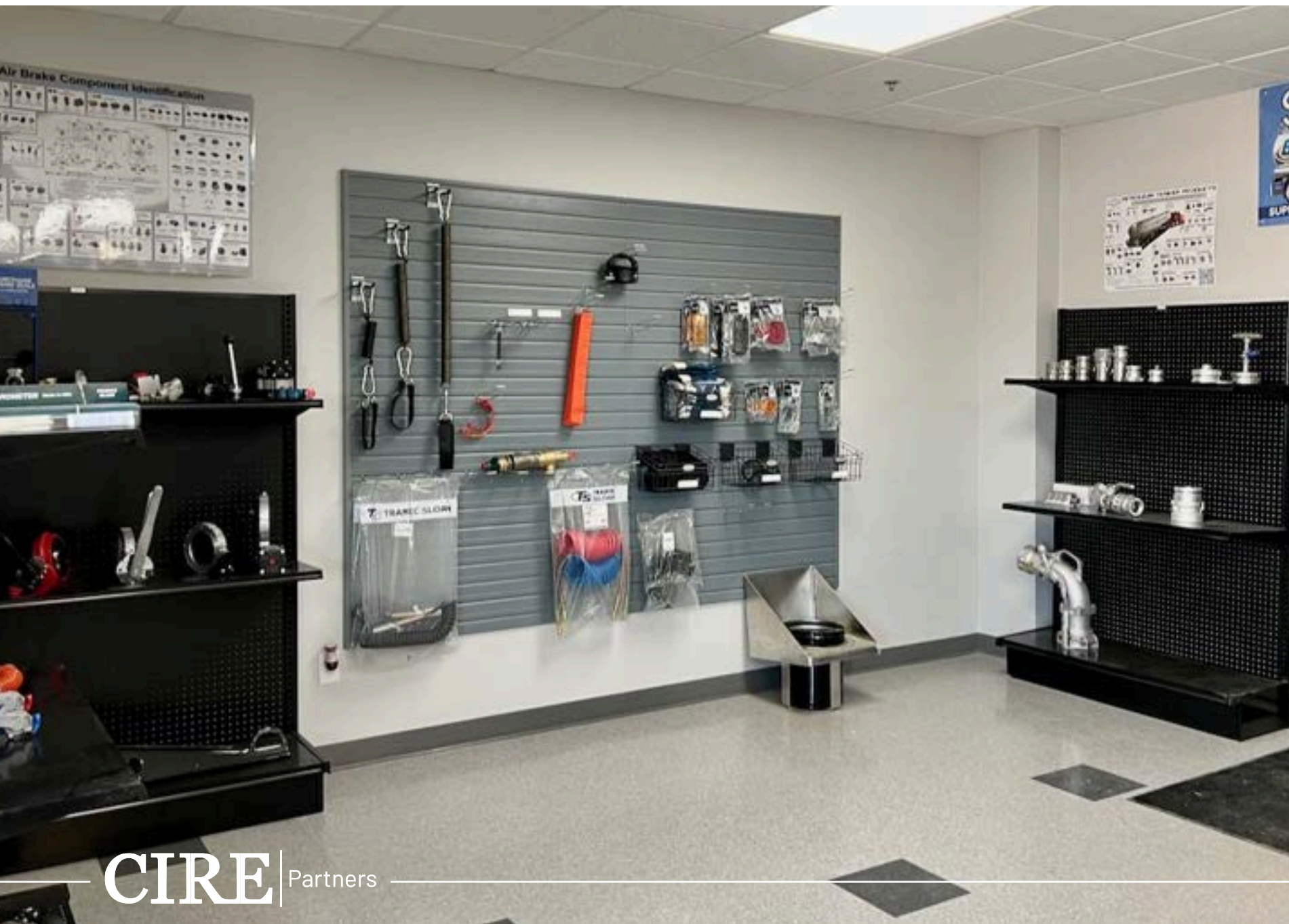
Salt Creek Hwy

N Poplar St



*Not to Scale

PROPERTY PHOTOS



AERIAL PHOTO



KENWORTH-MOTOR
POWER

WYOMING
AMUSEMENT

FAMILY DOLLAR

CLAIR MACHINE
WORKS

Loaf'N Jug

ITP INLAND TRUCK
PARTS & SERVICE
Employee Owned

CENTURION
US RENTALS & SERVICES



TOTAL DIRECTIONAL
SERVICES

TOWNSEND
WELL CONTROL

BAD RIVER
TRANSPORTATION



Alliance
Electric, LLC

DCI
SUBJECT
PROPERTY

WAYNE COLEMAN
CONSTRUCTION INC

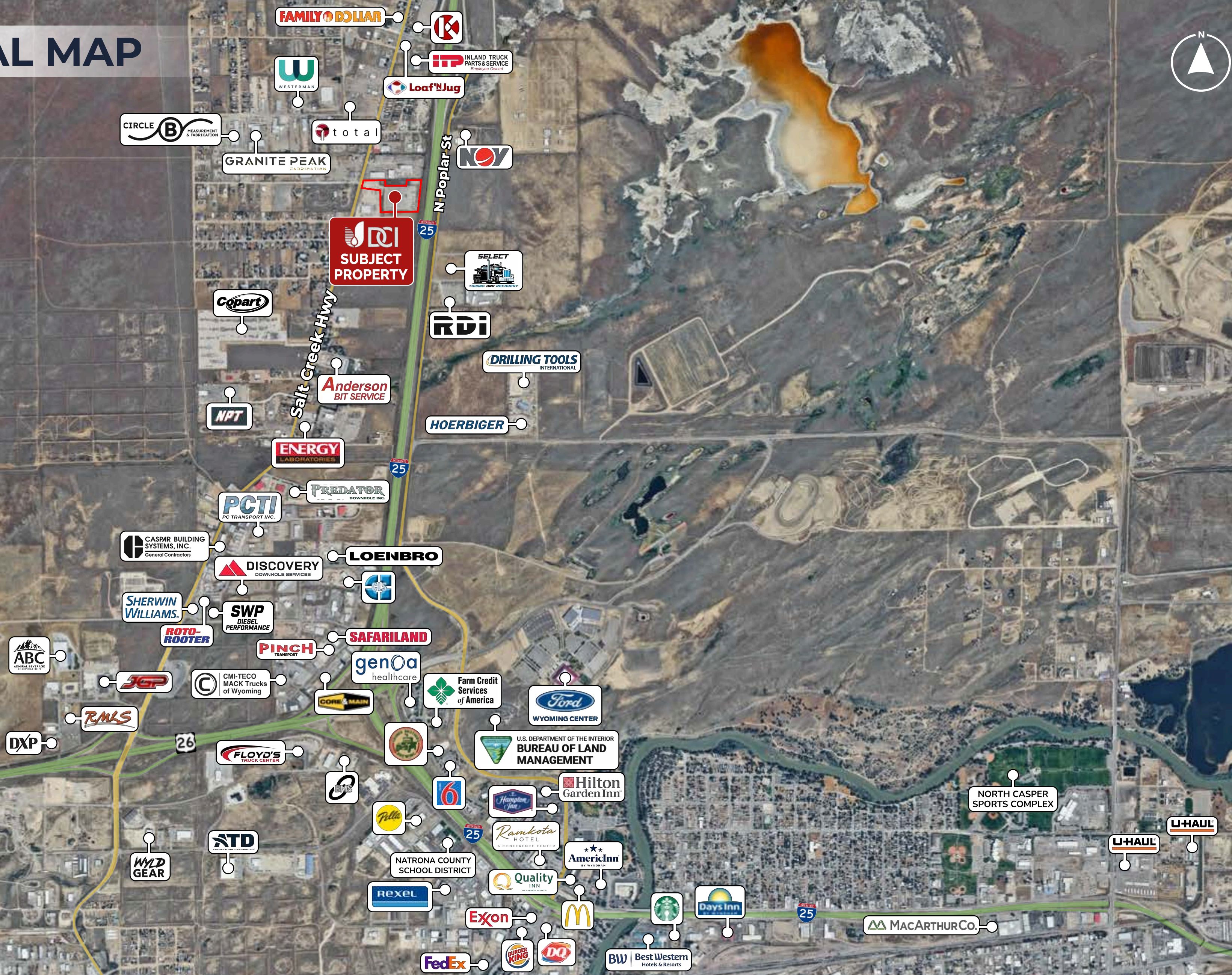
PRAIRIE
FIELD SERVICES

Salt Creek Hwy

N Poplar St



AERIAL MAP



REGIONAL MAP



Old Faithful



(COD) Yellowstone
Regional Airport
±30,000 YEARLY PASSENGERS



Bighorn
National Forest



(GCC) NE Wyoming
Regional Airport
±61,400 YEARLY PASSENGERS



Devils Tower
National Monument



Campbell County
Rockpile Museum



Custer State Park



Jenny Lake Overlook



(JAC) Jackson Hole
Airport
±500,000 YEARLY PASSENGERS



South Pass City
State Historic Site



Independence Rock
State Historic Site



Guernsey State Park



Medicine Bow-Routt
National Forest



UNIVERSITY
OF WYOMING
±12,000 ENROLLED STUDENTS



Wyotech
±1,200 ENROLLED STUDENTS



(CYS) Cheyenne
Regional Airport
± 48,950 YEARLY PASSENGERS



Flaming Gorge
National Recreation



(RKS) SW Wyoming
Regional Airport
±50,000 YEARLY PASSENGERS

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	826	7,509	47,239
Projected Population (2030)	826	7,516	47,425
Projected Annual Growth (2025-2030)	0.00%	0.02%	0.08%
Median Age (2025)	40.8	37.4	37.9

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$92,756	\$78,416	\$81,951
Projected Average Household Income (2030)	\$102,415	\$85,448	\$89,075
Projected Annual Growth (2025-2030)	2.00%	1.73%	1.68%
Wealth Index (2025)	83	59	59

Households	1 Mile	3 Miles	5 Miles
Households (2025)	316	3,087	20,470
Projected Households (2030)	318	3,105	20,680
Projected Annual Growth (2025-2030)	0.13%	0.12%	0.20%
Average Household Size (2025)	2.61	2.40	2.28

CASPER, WY



3.7%

Greatest Gen
Born in 1945/Earlier



19.4%

Baby Boomer
Born in 1946 to 1964



17.9%

Generation X
Born in 1965 to 1980



24.8%

Millennial
Born in 1981 to 1998



23.3%

Generation Z
Born in 1999 to 2016



11.0%

Alpha
Born in 2017 to Present

MARKET OVERVIEW

Casper, WY

Casper, Wyoming is the second-largest city in Wyoming and serves as the economic and regional hub of central Wyoming. Strategically positioned along the North Platte River and at the crossroads of major transportation corridors, Casper plays a vital role in the state's energy, logistics, healthcare, and retail sectors, making it a stable and service-oriented commercial market.

With a population of approximately 58,000 and serving a broader regional trade area exceeding 80,000 residents, Casper spans over 27 square miles. The city benefits from strong regional connectivity via Interstate 25 and U.S. Highways 20 and 26, providing access to Cheyenne, Denver, Billings, and other key Rocky Mountain markets. Casper/Natrona County International Airport offers commercial air service to major hubs, supporting both business and tourism travel.

Casper's economy is anchored by energy, healthcare, education, retail, government, and professional services. Historically driven by oil, natural gas, and mineral production, the city continues to serve as a center for Wyoming's energy sector. Major employers include Banner Wyoming Medical Center, Wyoming Medical Center, Natrona County School District, and multiple regional energy and industrial firms. Casper also functions as the primary retail and healthcare destination for much of central Wyoming.

Downtown Casper and surrounding commercial corridors have experienced revitalization efforts focused on mixed-use redevelopment, local businesses, and community investment. The city's retail sector remains strong due to limited competition from surrounding rural areas, reinforcing Casper's role as a regional shopping and services hub.

Outdoor recreation is a defining component of Casper's lifestyle and tourism appeal. The city offers access to Casper Mountain, the North Platte River, Alcova Reservoir, and extensive trail systems, supporting activities such as hiking, skiing, fishing, and boating. Its location within Wyoming's scenic landscape enhances both resident quality of life and visitor traffic.



Second-largest city in Wyoming with a population of approximately 59,000 residents
Strategically located at the crossroads of I-25 and U.S. Highways 20/26/87
Serves as the primary retail and medical center for Central Wyoming
Regional economic hub for energy, healthcare, and professional services



TENANT PROFILE

Depot Connect International

Depot Connect International is a global provider of intermodal tank container services, specializing in storage, maintenance, cleaning, and logistics support for bulk liquid transportation. Headquartered in Charlotte, North Carolina, the company operates a network of service depots and tank container facilities across North America, Europe, and Asia, supporting chemical producers, industrial manufacturers, and logistics providers.

DCI's operating model centers on the inspection, repair, cleaning, and storage of ISO tank containers used in the transportation of hazardous and non-hazardous bulk liquids. The company's facilities are typically equipped with specialized infrastructure, including wash bays, maintenance areas, and secured yard storage, designed to meet industry and regulatory compliance standards. These operations support customers involved in chemical distribution, food-grade transport, and other industrial supply chains.

Depot Connect International locations are generally situated in industrial corridors, port-adjacent areas, or major transportation hubs with access to rail and highway infrastructure. Site selection is influenced by proximity to petrochemical markets, distribution networks, and import/export activity. The operational nature of the business requires large yard areas, heavy-duty utility capacity, and environmental compliance systems.

From a commercial real estate perspective, DCI is considered an industrial-use tenant with specialized site requirements and long-term operational commitments. Properties typically feature significant outdoor storage capacity and functional improvements tailored to tank servicing activities. Lease structures often reflect the capital-intensive nature of the buildout and operational infrastructure.

Operationally, DCI benefits from recurring demand tied to global trade flows and industrial production cycles. As bulk liquid transport remains an essential component of supply chains, the company's services support ongoing maintenance and regulatory compliance requirements within the tank container industry.



One of the largest independent intermodal tank container service providers in North America
Operates a network of 50+ terminal and depot locations across the U.S. and Canada
Strategically located near major ports, rail hubs, and industrial corridors
Backed by institutional capital, supporting acquisition-driven expansion and capital investment



Year Founded	1985
Headquarters	Tampa, FL
Website	www.depotconnect.com
Total Locations (U.S.)	130+
Total Locations (Worldwide)	190+
Ownership	Private
Parent Company	KKR (Kohlberg Kravis Roberts & Co.)

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