FOR SALE | SINGLE-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

SINGLE-TENANT INDUSTRIAL INVESTMENT | LEASED TO QUALITY BRANDS DISTRIBUTION, LLC

505 CENTER ST, CASPER WY 82601

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Licensed with Silvercreek Realty Group

Executive Summary

This Offering Memorandum presents the opportunity to acquire 505 N Center St, a 39,322-square-foot industrial and cold-storage distribution facility in Casper, Wyoming, leased to Quality Brands Distribution, LLC.

The property is offered for $3,356,308, representing an 8.75% cap rate on NOI of $293,677 and an acquisition price of approximately $85.00 per square foot—an attractive basis believed to be well below the replacement cost of a comparable facility.

Quality Brands recently extended its lease through January 31, 2032, with approximately 3% annual rent increases. The modified-net lease requires the tenant to pay real estate taxes, utilities, insurance, most maintenance expenses and certain operating-expense reimbursements.

$ ASKING PRICE: **$3,356,308**

OFFERING SUMMARY	
PROPERTY ADDRESS	505 N Center St, Casper, WY 82601
ASKING PRICE	**$3,356,308**
NOI	**$293,677**
CAP RATE	**8.75%**
PRICE PER SF	$85.00
TENANT	Quality Brands Distribution, LLC
PROPERTY TYPE	Single-Tenant Industrial
PRIMARY USE	Beverage Distribution and Cold Storage
BUILDING SIZE	39,322 SF
PARCEL SIZE	Approximately 2.56 Acres
ANNUAL BASE RENT	$308,677.70
ANNUAL RENT PER SF	$7.85
LEASE STRUCTURE	Modified-Net Lease
LEASE EXPIRATION	January 31, 2032
RENT INCREASES	3% Annually
EARLY TERMINATION DATE	January 31, 2029
TERMINATION FEE	$50,000

FINANCIAL SUMMARY	
ANNUAL BASE RENT	$308,677.70
EST. NON-REIMBURSABLE LANDLORD EXPENSES	($15,000.00)

Investment Highlights

- **Recently Extended Lease**
  Quality Brands executed a lease amendment effective February 15, 2026, extending the lease through January 31, 2032.

- **Contractual Rent Growth**
  Annual base rent increases 3% each year, growing from $308,677.70 to $357,842.04 during the remaining term.

- **Established Regional Tenant**
  Quality Brands is a family-owned beverage distributor operating a multi-state distribution network across Nebraska, South Dakota, Wyoming and Colorado.

- **Operationally Important Facility**
  The property is used for wholesale beverage distribution and includes warehouse, office and cold-storage functionality.

- **Modified-Net Lease Structure**
  The tenant pays real estate taxes directly, pays for insurance, contracts for utilities where possible, maintains most of the property and reimburses the landlord for certain operating expenses.

- **Attractive Going-In Yield**
  The offering is priced at an 8.75% capitalization rate based on the underwritten NOI of $293,677.

- **Central Casper Location**
  The property is located near downtown Casper with access to the city's primary commercial and transportation corridors,

Lease Summary

LEASE ABSTRACT	
TENANT	Quality Brands Distribution, LLC
LANDLORD	WGR Investments, LLC
LEASE STRUCTURE	Modified Net
PREMISES	39,322 SF per Lease
CURRENT MONTHLY BASE RENT	$25,723.14
CURRENT ANNUAL BASE RENT	$308,677.70
CURRENT ANNUAL RENT PER SF	$7.85/SF
LEASE EXPIRATION	January 31, 2032
RENT INCREASES	3% Annually
EARLY TERMINATION RIGHT	One-Time Right Effective January 31, 2029
TERMINATION NOTICE DEADLINE	April 30, 2028
TERMINATION-FEE DEADLINE	June 30, 2028
TERMINATION FEE	$50,000.00 Nonrefundable
PERMITTED USE	Wholesale Distribution of Beverages
OPERATING-EXPENSE REIMBURSEMENTS	Subject to 2% Annual Cumulative Cap
ESTIMATED NON-REIMBURSABLE EXPENSES	$15,000.00 Annually

Lease Responsibilities

The lease is best characterized as a modified-net lease because the tenant pays or reimburses many property expenses, while the landlord retains certain repair, maintenance and replacement obligations.

TENANT RESPONSIBILITIES

The tenant is generally responsible for:

- Paying real estate taxes directly
- Contracting for and paying utilities where possible
- Reimbursing the landlord for property-insurance expenses
- Reimbursing specified operating expenses
- Maintaining entrances and paved areas
- Landscaping
- Snow and ice removal
- Pest and weed control
- Loading platforms and docks
- Overhead doors and door-opening equipment
- Interior partitions, windows, glass and doors
- Lighting and electrical systems
- Plumbing systems
- Most ventilating and mechanical equipment
- Maintaining the premises in a clean, orderly, sanitary and safe condition
- Compliance with applicable laws relating to its use and occupancy

LANDLORD RESPONSIBILITIES

The landlord is generally responsible for:

- Foundations and Roof
- Repairing roof leaks at the landlord's cost
- Structural portions of the walls
- Office-area HVAC maintenance and repair
- Maintaining property insurance, subject to tenant reimbursement
- Fifty percent of keg-cooling-system maintenance, repair and replacement
- Initial February 2026 keg-cooling maintenance
- Certain capital costs, which may be amortized and reimbursed by the tenant when mutually agreed
- The underwriting includes approximately $15,000 in estimated annual landlord expenses that are not reimbursable by the tenant.

Rent Schedule

Lease Period	Monthly Base Rent	Annual Base Rent	Annual Rent/SF	Growth
3/1/26–1/31/27	$25,723.14	$308,677.70	$7.85	–
2/1/27–1/31/28	$26,494.84	$317,938.08	$8.09	3.00%
2/1/28–1/31/29	$27,289.68	$327,476.16	$8.33	3.00%
2/1/29–1/31/30	$28,108.37	$337,300.44	$8.58	3.00%
2/1/30–1/31/31	$28,951.62	$347,419.44	$8.84	3.00%
2/1/31–1/31/32	$29,820.17	$357,842.04	$9.10	3.00%

Tenant Overview
Quality Brands Distribution, LLC

QUALITY BRANDS

Quality Brands is a privately held, family-owned distributor of beer, wine, spirits, ready-to-drink products, energy drinks and nonalcoholic beverages.

The company distributes Anheuser-Busch InBev products within its territories, together with products from numerous craft, import and nonalcoholic suppliers.

https://qualbrands.com/

Company Type: Private

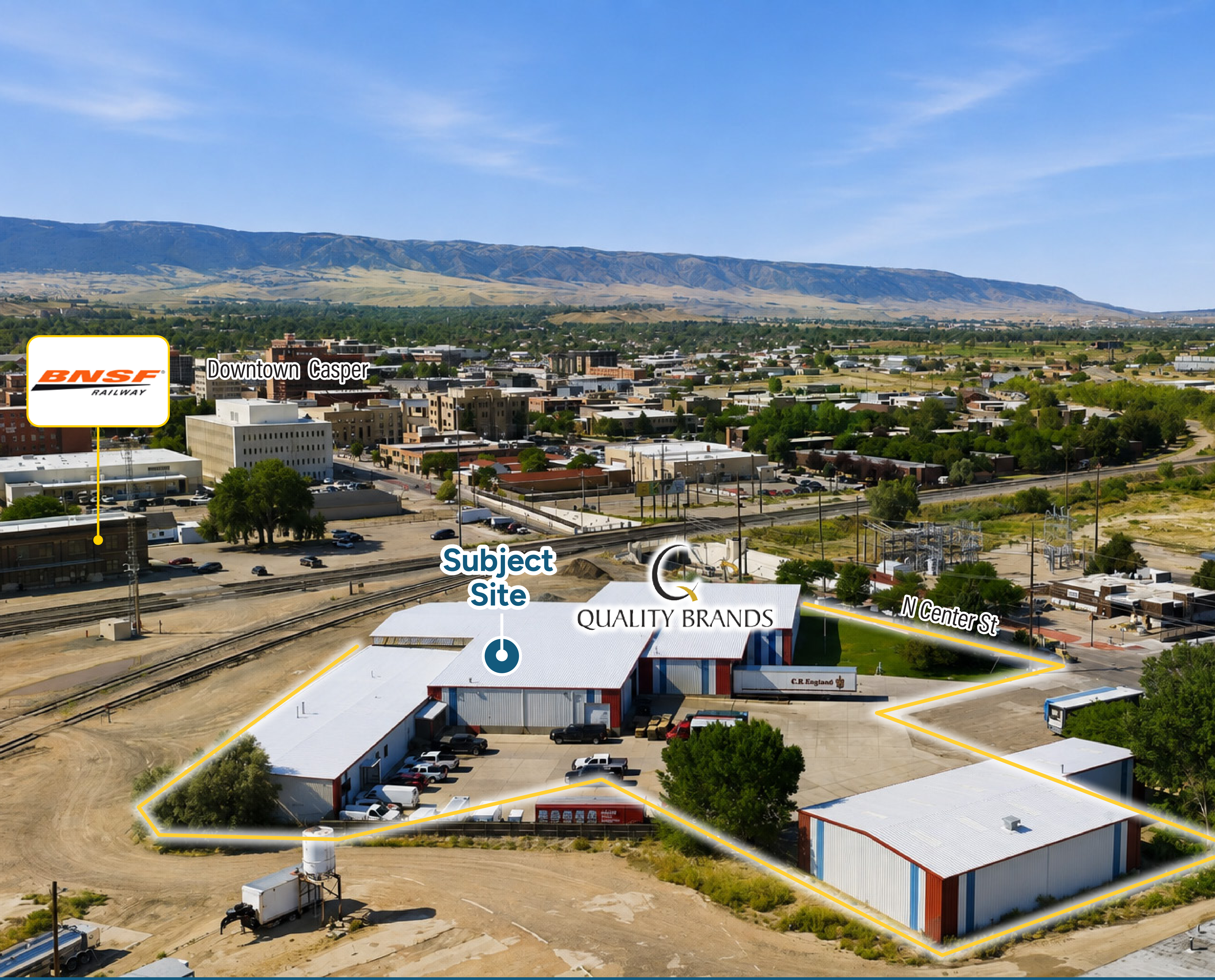
Available company information indicates that Quality Brands:

- Operates in Nebraska, South Dakota, Wyoming and Colorado
- Maintains approximately eight regional warehouses
- Represents more than 100 suppliers
- Distributes approximately 2,500 brands
- Services thousands of on-premise and off-premise customer accounts
- Operates its Casper distribution facility from the subject property

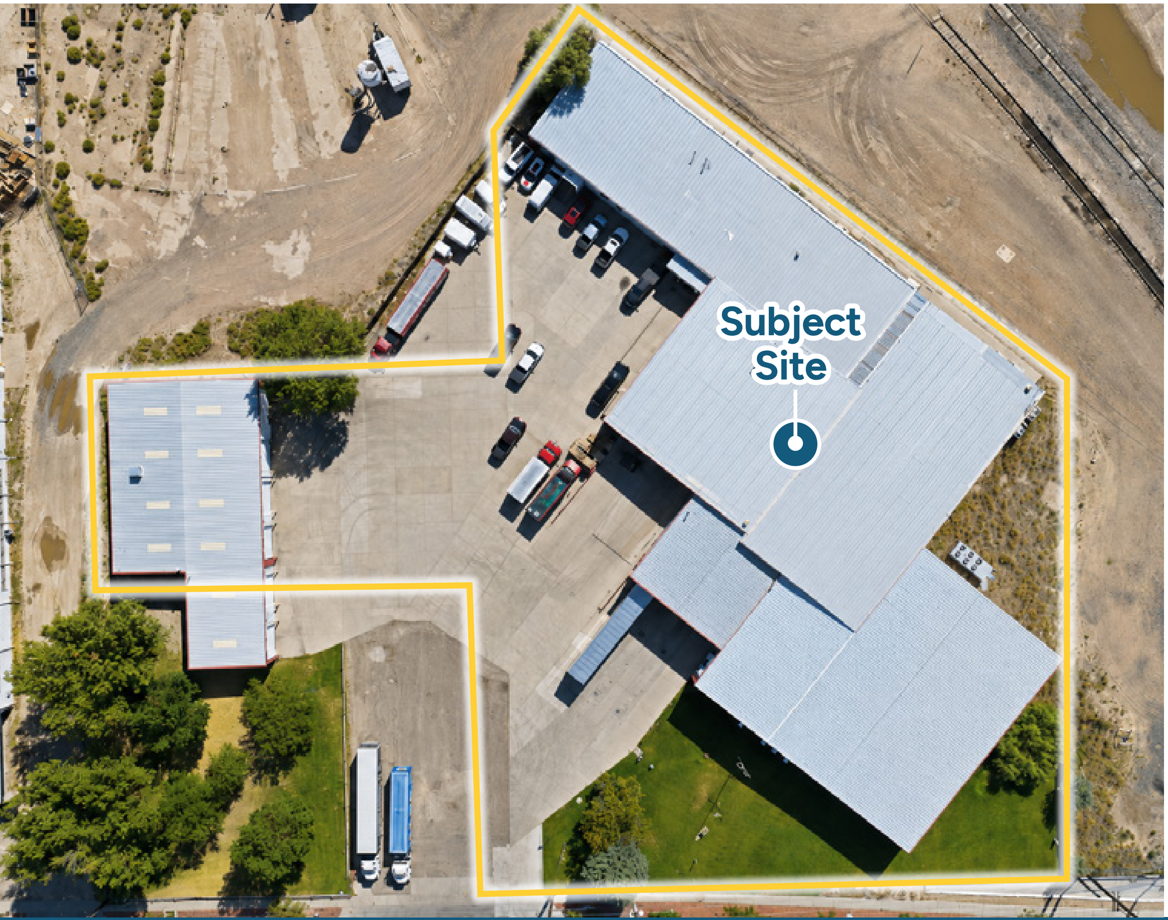
Quality Brands is privately held, and no public investment-grade credit rating has been identified.


BW
Best Western
INTERSTATE
25
RAMKOTA
HOTEL
Quality
INN & SUITES
McDonald's
AmericInn
WHISKEY
BUTTER
Interstate 25
Subject Site
QUALITY BRANDS


BNSF RAILWAY
Downtown Casper
Subject Site
QUALITY BRANDS
N Center St


BNSF
RAILWAY
Downtown Casper
Subject Site
QUALITY BRANDS
N Center St
C.R. England


QUALITY BRANDS
Budweiser

C.R.England

Subject Site


RAMKOTA HOTEL
Quality Inn & Suites
McDonald's
Whiskey Butte
Western Inn
AmericInn by Wyndham
Quality Brands
Interstate 25
S
White's Mountain Chevy
O'Reilly Auto Parts
Crescent Electric Supply Company
U-Haul
Denny's
McDonald's
Arby's
Taco Bell
KFC
verizon
Pizza Hut
Wendy's
planet fitness
The Hamburger Stand
Sportsman's Warehouse
Holiday Inn Express
Flying J
Vista Nissan
Walgreens
AutoZone
petco
Staples
U-Haul
Jonah Bank of Wyoming
Natural Grocers
Downtown Casper
SUBWAY
WELLS FARGO
First Interstate Bank
Hilltop Bank
Pathfinder Federal Credit Union
the nicolaysen art museum
ANB Bank
CASPER RECREATION
AQUATICS • ICE ARENA • SPORTS • RECREATION
Albertsons
Kim's Closet
Papa Murphy's Take 'N' Bake Pizza
HOBBY LOBBY
goodwill
Hilltop Bank
APPLIANCE & FURNITURE RENT ALL
Target
Walmart Supercenter
sam's club
The Home Depot
Residence Inn by Marriott
Best Buy
JCPenney
ROSS Dress for Less
Famous footwear
Dick's Sporting Goods
Wyoming Trust Company
Jimmy John's
Jersey Mike's Subs
Pizza Ranch
Red Lobster
crumbl
FIVE GUYS Burgers and Fries
Studio City East
Wyoming Works
Olive Garden
Casper Municipal Golf Course
DOLLAR TREE
TacoTime
snap fitness Casper
JCPenney
Wyoming Hot Wings
Beverly Street Storage

Casper, WY

Casper is one of Wyoming's primary economic and commercial centers, serving as a regional hub for Central Wyoming and surrounding rural communities. Located along Interstate 25, the city benefits from strong regional connectivity and a strategic position between major markets throughout the Mountain West.

Casper's economy has historically been anchored by the energy sector, particularly oil, natural gas, and related support industries. Over time, the market has diversified to include healthcare, construction, transportation, professional services, retail, tourism, and government employment. As the second-largest city in Wyoming, Casper also serves as an important destination for shopping, healthcare, employment, and services for residents throughout the broader region.

The city benefits from its location along Interstate 25 and proximity to major transportation infrastructure, including the Casper/Natrona County International Airport and regional rail networks. This connectivity supports industrial, distribution, manufacturing, and energy-related businesses requiring access throughout Wyoming and neighboring states.

Casper combines a business-friendly environment with a relatively low cost of doing business, access to outdoor recreation, and Wyoming's favorable tax structure. With its established employment base, regional accessibility, and central role in Wyoming's economy, Casper continues to provide opportunities for commercial and industrial investment.

The market also benefits from a stable regional customer base and limited competition compared with larger metropolitan areas. Casper's combination of essential-service demand, established infrastructure, and access to both local and regional consumers helps support long-term investment activity across retail, industrial, office, and mixed-use sectors.

Casper continues to attract businesses seeking a central Wyoming location with convenient access to customers, suppliers, transportation corridors, and a skilled regional workforce. The city's established commercial and industrial areas provide infrastructure capable of supporting a range of operations, from locally owned businesses to larger regional employers.

Beyond its economic advantages, Casper offers a high quality of life supported by nearby outdoor recreation, including Casper Mountain, the North Platte River, and extensive trail and park systems. This combination of economic opportunity, regional accessibility, and lifestyle amenities helps Casper remain an important location for businesses, residents, and investors throughout Wyoming.

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