

3501 N. Poplar St

For Sub-Lease



- Four Industrial shops available for Sub-Lease-previous “Drill Pipe Services Facility” just off I-25 in Bar Nunn
- Sharing a level grade lot on approx. 32+ acres
- All shops are steel beam construction, insulated w/forced air heat & 3 phase power
- Shop #1- approx. 8,150 SF, 12’ sidewalls, (4) OH doors, (2)- ½ ton jib cranes, restroom & approx. 338 SF office
- Shop #2- approx. 9,568 SF, 12’ sidewalls, (2) OH doors, (2)- ½ ton jib cranes, restroom and locker/breakroom
- Shop #3- approx. 1,900 SF, 14’ sidewalls, (1)-OH door, water-no restroom
- Shop #4- approx. 5,700 SF, 14’ sidewalls, (2) OH doors, water-no restroom
- Industrial Zoning



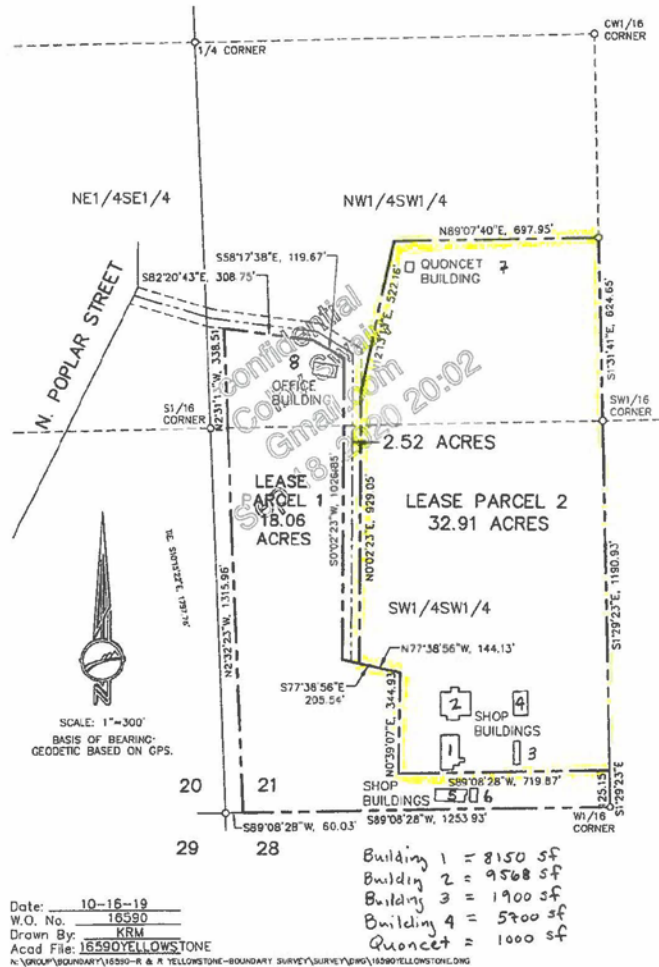
WWW.CORNERSTONERE.COM

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Principal Broker Principal
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200 PRONGHORN STREET, CASPER, WYOMING 82601
FOR
Client DS&S STORAGE LLC Address P.O. BOX 159
City MILLS State WYOMING Zip 82644

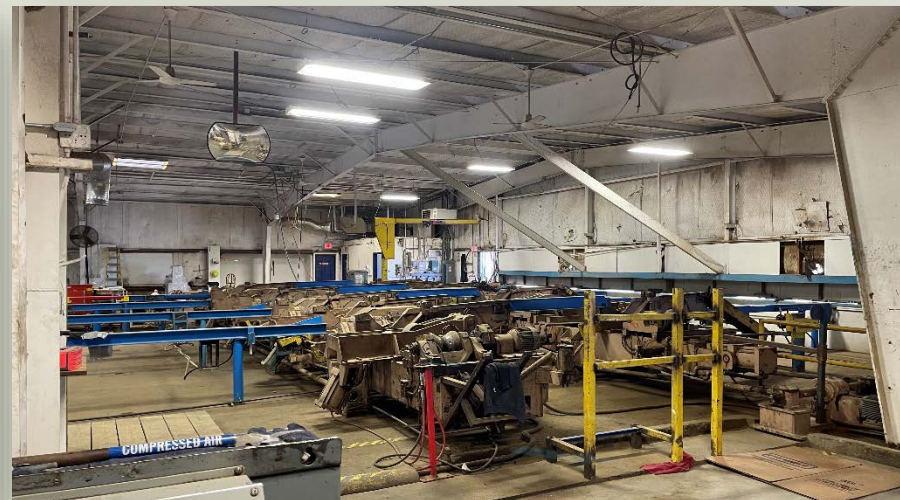
EXHIBIT A, LEASE PARCEL 2

W1/2SW1/4 Section 21, T. 34 N., R. 79 W., 6th Principal Meridian, Wyoming
City CASPER County NATRONA State WYOMING



- Plat Map/Layout of available shops available for Sub-Lease on approx. 32+ acres
- Outlined in yellow





- Shop #1 – approx. 8,150 SF
- (1) 12'x12', (1) 8'x10', (3) 6'x8' OH doors w/ 12' sidewalls
- (2) ½ ton jib cranes & 3 phase power
- Forced air heat, propane, well/septic, shop restroom and utility room
- Office (26'x13') w/approx. 338 SF, w/A/C





- Shop #2- approx. 9,568 SF
- (2) 12'x12' OH doors, 12' sidewalls
- (2) ½ ton jib cranes, 3 phase power, forced air heat with water/sewer/propane
- Shop restroom and locker/break room





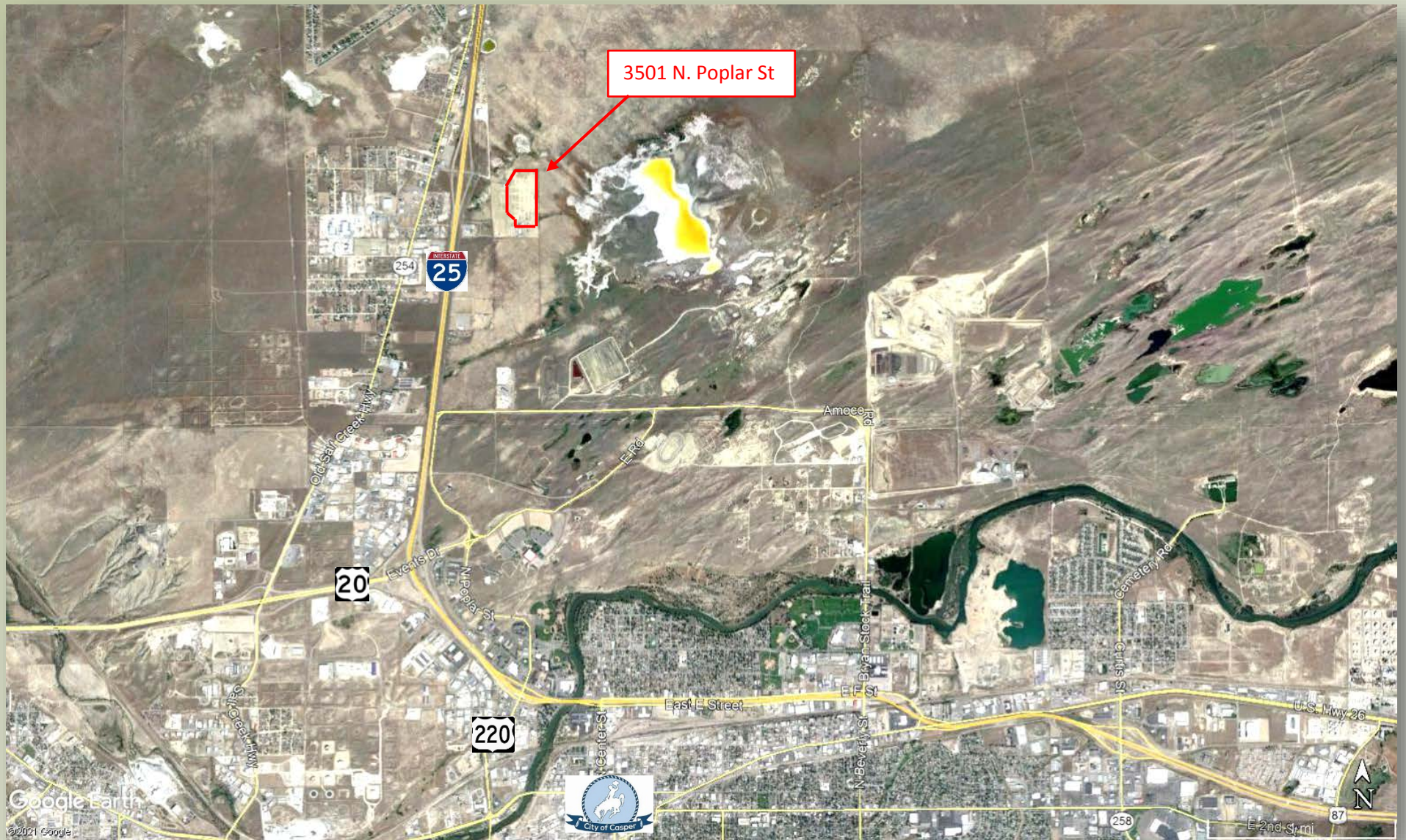
- Shop #3- approx. 1,900 SF
- (1) 12'x12' OH door, 14' sidewalls & 3 phase power
- Forced air heat, propane, well water/ no restroom





- Shop #4 approx. 5,700 SF
- (1) 10'x14', (1) 10'x12' OH doors, 14' sidewalls & 3 phase power
- Forced air heat, propane, well water/no restroom







Casper

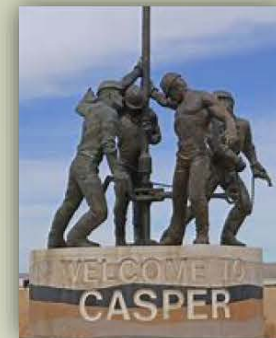
The City of Casper is centrally located in the heart of Wyoming. Nicknamed the “Oil City”, Casper and the surrounding Rocky Mountain Region has long benefitted from the Mining, Gas & Oil industry. Casper reflects the image of the “Great American West.” A Community nestled in the foothills of Casper Mountain with the North Platte River running through it.

With a population of approximately just over 60,000, Casper is the second largest metropolitan city in Wyoming. Casper provides an outstanding economic means where businesses and manufacturers can have a Central Western location, while benefitting from strategically planned Business Parks, Freight routes, the BNSF Railway & Trans-load facility and Wyoming’s only International Airport. Casper has been fortunate to provide a high quality of life for its residents while claiming some of the nation’s lowest tax rates. In addition to having relatively low property tax, the State of Wyoming has no corporate or state income tax.

Since the late 1800’s Casper’s Economy has been rooted in the energy industry, but in recent years has diversified beyond energy and expanded into Health care, education & training as well as promoting new business startup programs. Forbes Magazine rated Casper in their July, 2014 issue as one of the “Best small Places for Business and Careers.”

Casper Facts:

- Located within Natrona County
- Population: approx. 60,000 people
- Unemployment Rate: 3.6% (2019)
- Median Household Income: \$65,134 (2019)
- Median Price of a Home : \$229,500 (2019)
- Sales Tax: 5%
- State Income Tax: 0%
- Corporate Tax 0%
- International Airport



The Casper area has great access to outdoor adventure, with everything from rafting, kayaking, cycling, golfing, camping, hiking, hunting, cross country and downhill skiing amenities, as well as world class fishing.

Casper also boasts its diverse Arts & Cultural attractions like; the National Historic Trails Interpretive Center, The Tate Geological Museum, and the Nicolaysen Art Museum.

Take in an off Broadway show or concert at the Casper Events Center or at the recently built outdoor venue-the “David Street Station” located in the historic Old Yellowstone District, in the heart of Downtown Casper.

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 & play.



Chuck Hawley is the Principal and Managing Partner for Cornerstone Real Estate and has been a commercial real estate professional for over 30 years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA; and was actively involved in property management, leasing, acquisitions, dispositions and asset management. His roles have included oversight of local and national commercial property portfolios. He served as the Vice President to the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed maximization of asset values and financial performance for 34 commercial office buildings in Southern California, Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.



Forrest Leff is the Principal Broker and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 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 University of Wyoming. Following graduation, he relocated to Southern California and established *Turbo Cleaning Systems*, specializing in medical bio hazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy hospital, Radiology Medical Group and Surgical centers of 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 2017 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 a specialist in the Industrial and Commercial Real Estate market.

The Cornerstone Real Estate Professionals

