



35,804 SF INDUSTRIAL BUILDING

8.16 ACRES

SALE PRICE: \$1,969,000 (\$55/SF)

**1940 &
1950**

**N. LOOP AVENUE
CASPER, WY 82601**



1940 & 1950

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CASPER, WY 82601

Cushman & Wakefield is pleased to present this prime fabrication facility located in Casper, WY. This expansive facility offers 35,804 SF of production space and has heavy power, multiple bridge cranes, drive in doors and an abundant amount of paved parking on over 8 acres.

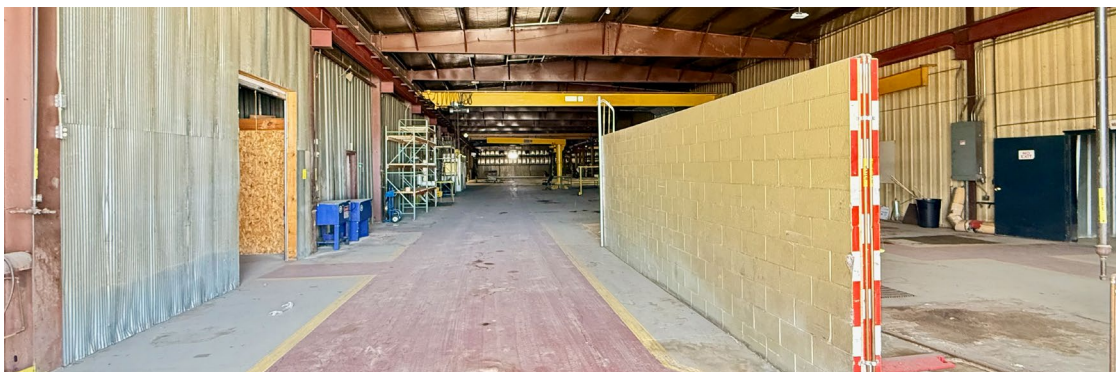
Conveniently situated near major highways, including I-25 and Hwy. 20/26 & 220, ensuring easy access for transportation and logistics.



PROPERTY FEATURES

1940 & 1950

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PROPERTY DETAILS



Lot Size

3.91 Acres (1940 N Loop Ave.)
4.25 Acres (1950 N Loop Ave.)
8.16 Acres



Total Size

35,804 SF



Year Built

1977/1978 (1950 N Loop Ave.)
1978 (1940 N Loop Ave.)



Parking

Ample Paved Parking



Clear Height

20'



Loading

Four (4) 12' Drive-In Doors in Main Bldg
Three (3) 16' Drive-In Doors in Main Bldg
Two (2) 16' Drive-In Doors in Rear Bldg



Heavy Power

3-Phase, 480V



HVAC

Throughout Offices
Gas Heat in Warehouse



Air Compression

Throughout Fabrication Space



Crane

5-Ton Bridge Crane
2-Ton Bridge Crane
Multiple 2-Ton and 1-Ton Jib Cranes

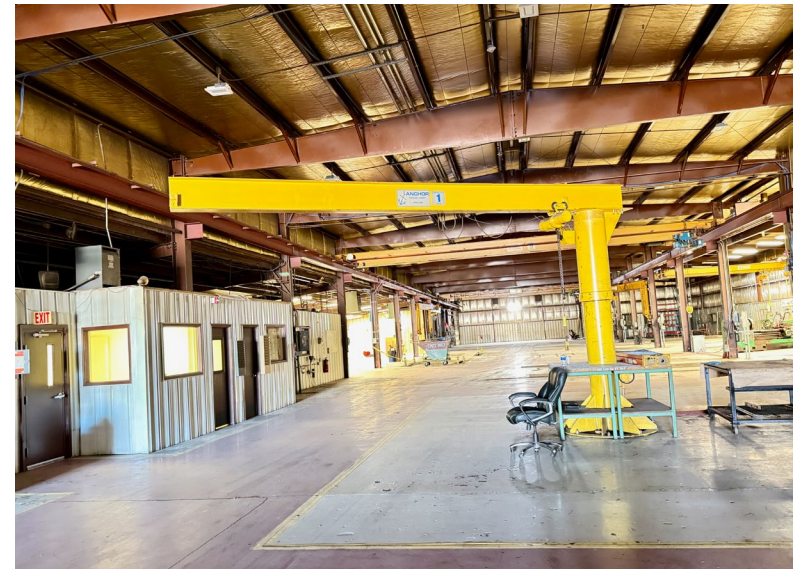


Flooring

Concrete

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Nestled in east-central Wyoming along the North Platte River, Casper is a city rich in history and natural beauty. Known as “The Oil City,” Casper has a storied past tied to the oil industry, dating back to the development of the nearby Salt Creek Oil Field. This vibrant city is the second-most populous in Wyoming, with a population of 59,009.

While oil and natural gas production remain central to Casper’s economy, the city has diversified into manufacturing, mining, and a robust service sector. Casper is also a cultural hub, hosting events like the Central Wyoming Fair and Rodeo and offering attractions such as the Nicolaysen Art Museum and the Fort Caspar Museum.

Whether you’re drawn by its rich history, outdoor adventures, or vibrant community, Casper offers a unique and welcoming experience.



59,099

Population



\$68,003

Median Household
Income



2,889

Businesses



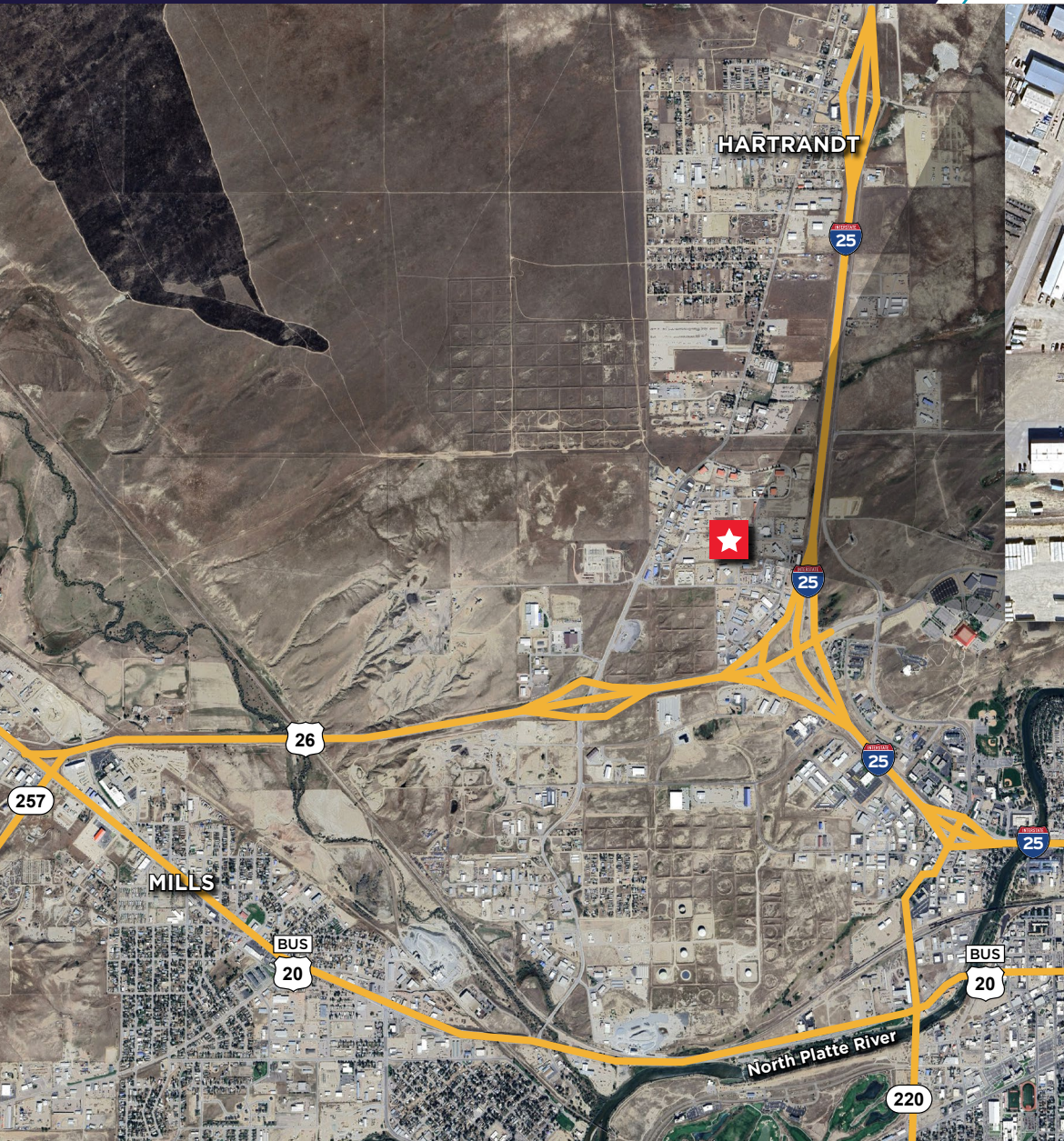
31,896

Employees

LOCATION OVERVIEW

1940 & 1950

N. LOOP AVENUE
CASPER, WY 82601



Contact

JARED GOODMAN, CCIM, SIOR
Managing Director
+1 970 690 4227
jared.goodman@cushwake.com
WY License 12307

ANNE SPRY
Senior Associate
+1 970 690 0167
anne.spry@cushwake.com
WY License RE-17583

CHRIS BRADFIELD, CCIM
Owner/Broker
+1 307 215 9898
chris@lukerrealty.com
WY License 12182

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