



**CORNERSTONE**  
REAL ESTATE

**FOR LEASE**

1312 PENDELL BLVD, MILLS, WY

[www.cornerstonere.com](http://www.cornerstonere.com)



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REAL ESTATE

## 4,850 SF INDUSTRIAL BUILDING ON 0.78 ACRES

4,850 SF steel storage warehouse building on 0.78 secured acres (33,885 SF) in the Agate Subdivision, Town of Mills, Wyoming. Built in 1995 and equipped with a bridge crane, radiant panel heat, and a gable roof. One story with a 20' story height. Fenced and stabilized outdoor yard.

Located in Mills, immediately west of Casper along the Salt Creek Highway/Wyoming Boulevard corridor, with convenient access to Casper's industrial corridor and I-25.

**FORREST LEFF**  
Principal

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## KEY HIGHLIGHTS

- 4,850 SF steel storage warehouse building on 0.78 secured acres (33,885 SF)
- Built in 1995
- Equipped with a bridge crane
- Radiant panel heat
- Gable roof, 1-story, 20' story height
- Fenced and stabilized outdoor yard
- Located in the Agate Subdivision, Town of Mills, Natrona County, WY

## LOCATION ADVANTAGES

- Located in Mills, immediately west of Casper
- Well-established light-industrial submarket
- Convenient access to I-25 and the 20/26 bypass
- 5–6 miles to Natrona County International Airport
- Serves the greater Casper/Mills, WY market

## IDEAL FOR

- Light-industrial storage & warehousing
- Contractor or equipment yard operations
- Distribution & logistics
- Outdoor storage / laydown yard users







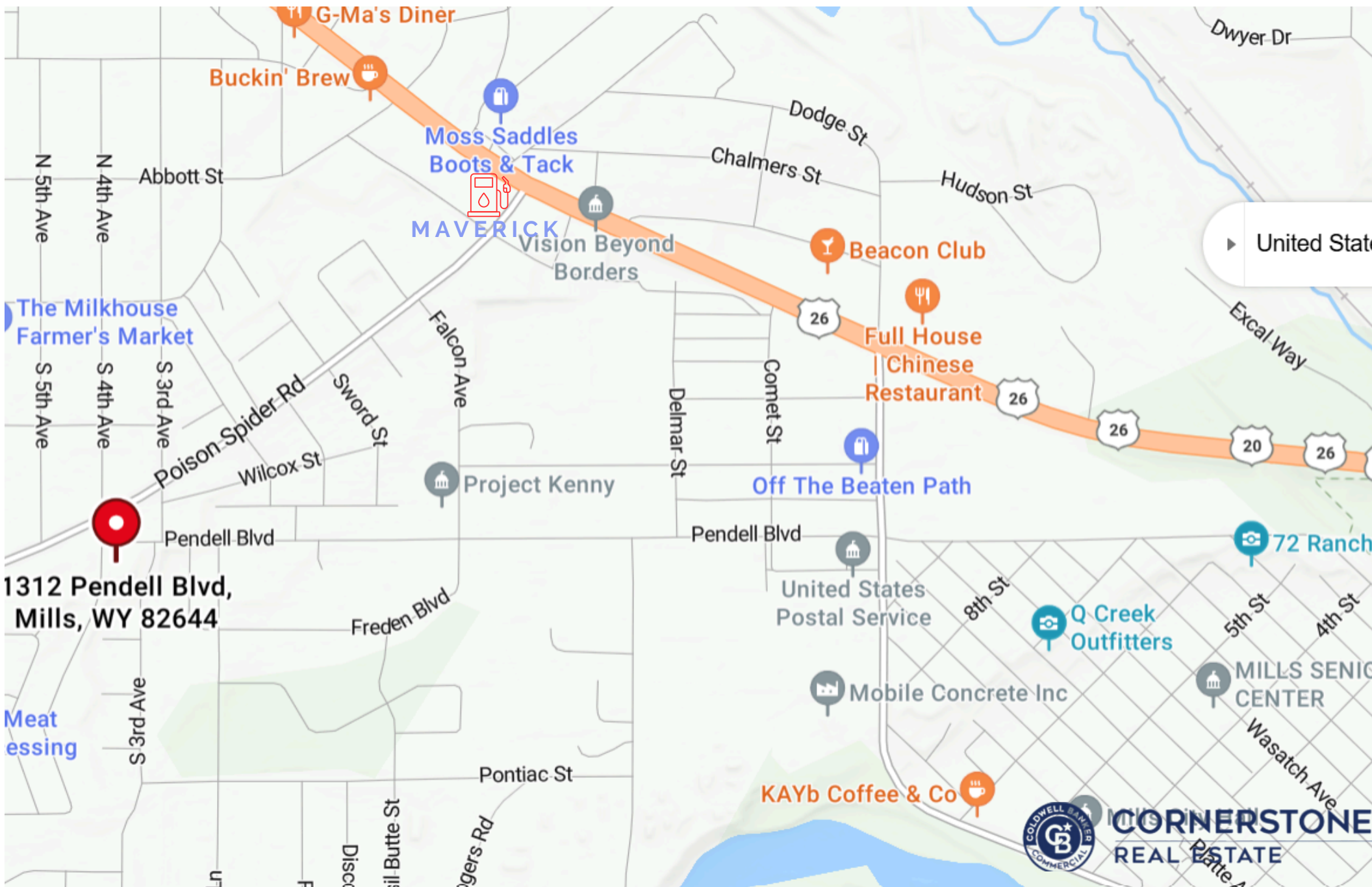
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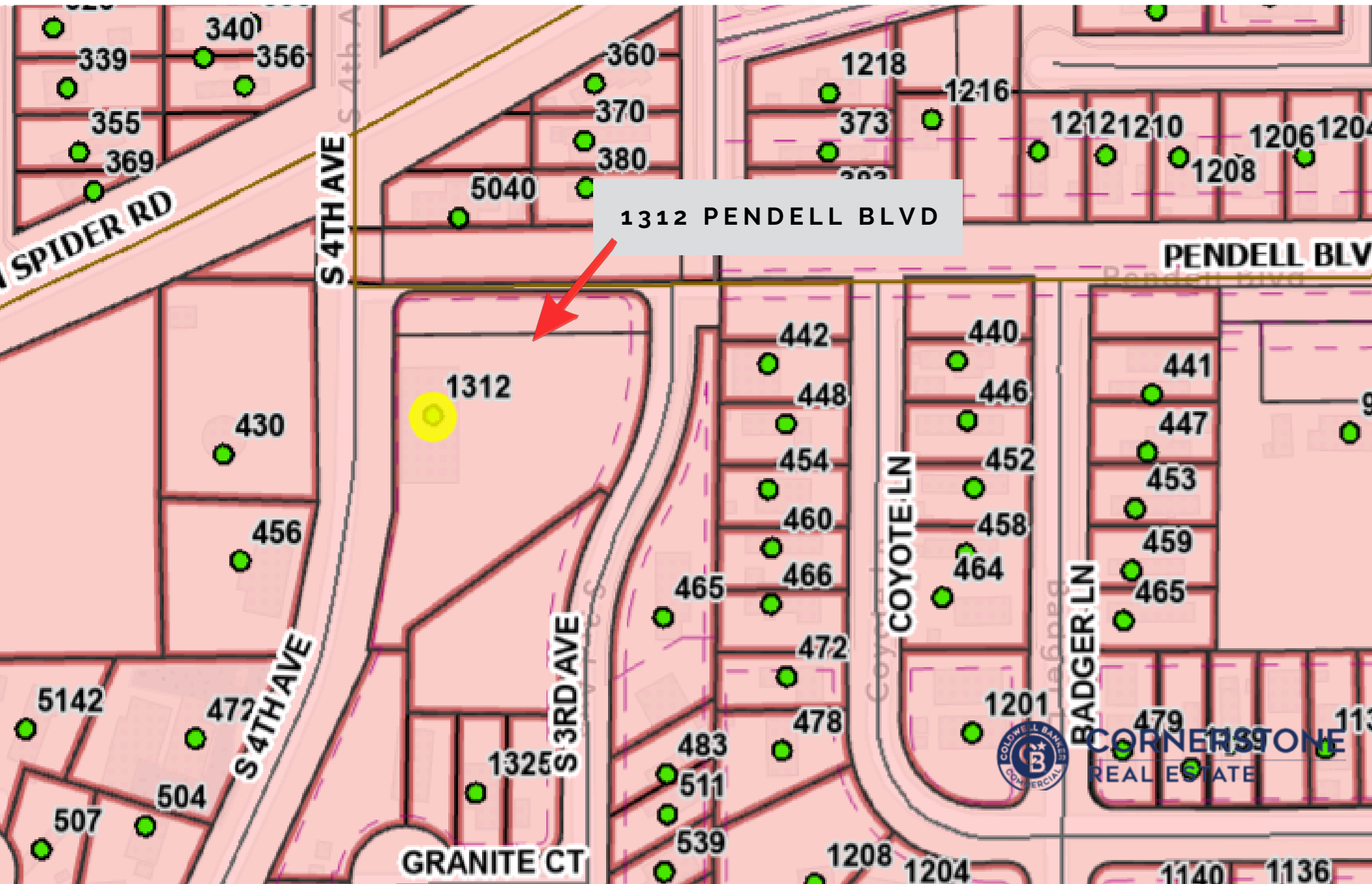


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**CASPER, WY**

## **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.



# CASPER, WY



**CORNERSTONE**  
REAL ESTATE

## CASPER: BUILT FOR BUSINESS

A BUSINESS-FRIENDLY HUB SERVING CENTRAL WYOMING



### 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



**58,543**

Population  
(2022)



**3.2%**

Unemployment Rate  
(June 2023)



**\$67,011**

Median Household  
Income (2022)



**\$265,800**

Median Sales Price  
of Home (June 2023)



**5%**

Sales tax



**0%**

State income tax



**0%**

Corporate tax



*\*The information contained here has been obtained from sources we deem 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

*And many more driving our local economy.*



### STRATEGIC LOCATION.

At the crossroads of opportunity with access to regional and global markets.



### STRONG ECONOMY.

A growing population, skilled workforce, and business-friendly environment.



### ENDLESS POTENTIAL.

Casper is where businesses grow and communities thrive.



CBCornerstone.com



## DEMOGRAPHIC SUMMARY

📍 CASPER, WY TRADE AREA – 15-MILE RADIUS



## CORNERSTONE REAL ESTATE

### KEY FACTS



### EDUCATION



### INCOME



**\$70,218**  
Median Household Income

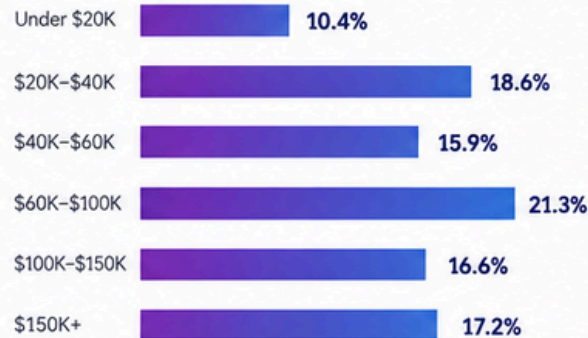


**\$42,613**  
Per Capita Income



**\$260,400**  
Median Home Value

### HOUSEHOLD INCOME DISTRIBUTION



A diverse income base with opportunities across all levels.



### EMPLOYMENT

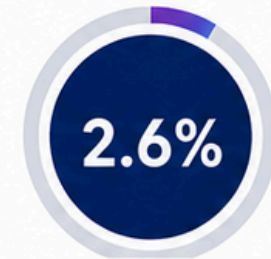
**76.3%**

White Collar



**23.7%**

Blue Collar



Unemployment Rate  
(Natrona County, Jun 2026)



A STRONG COMMUNITY  
WITH A SKILLED WORKFORCE  
DRIVING LOCAL GROWTH.







# CORNERSTONE

## REAL ESTATE

# ABOUT

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## FORREST LEFF Principal & Managing Partner

**307-262-2393 • [forrestleff@gmail.com](mailto: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

**307-267-4966 • [shawn.mccoul@gmail.com](mailto:shawn.mccoul@gmail.com)**

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.

