

**1451 W. Cross Street
\$1,750,000**



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I-25 FRONTAGE BUSINESS SITE!

Today's best investment isn't on Wall Street but here at the northern gateway to Casper! This incredible I-25 frontage property lends itself to many uses and possibilities such as a travel plaza, hotel/restaurant, business and/or industrial park. It features 11.83 fenced acres, 2 structures encompassing a total 12,000 square feet of warehouse/office/commercial space, security system plus much more.



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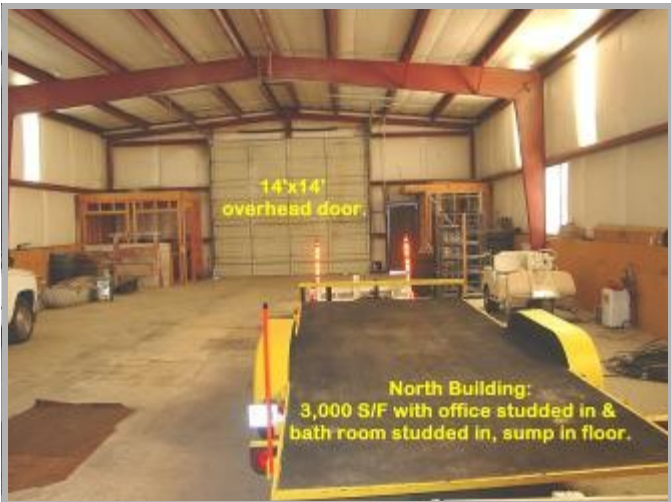
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1451 W. Cross Street SHOP SPACE



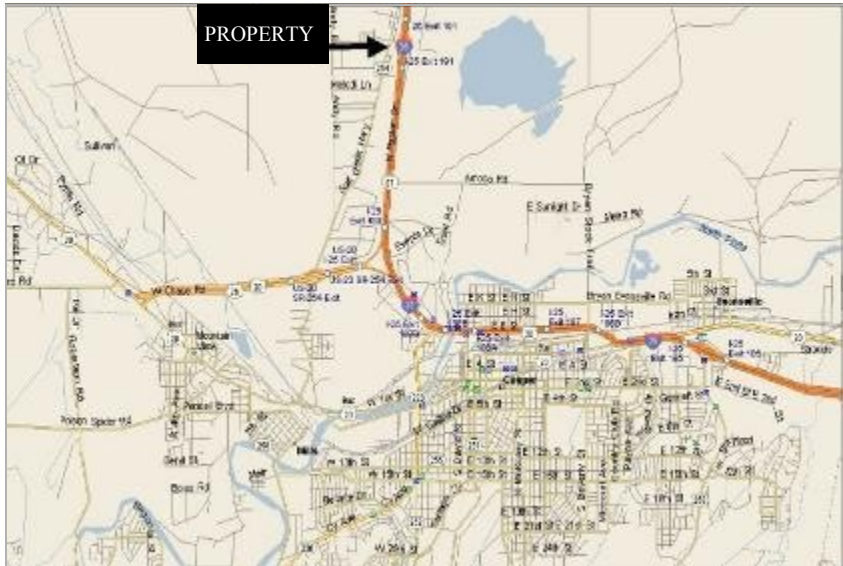
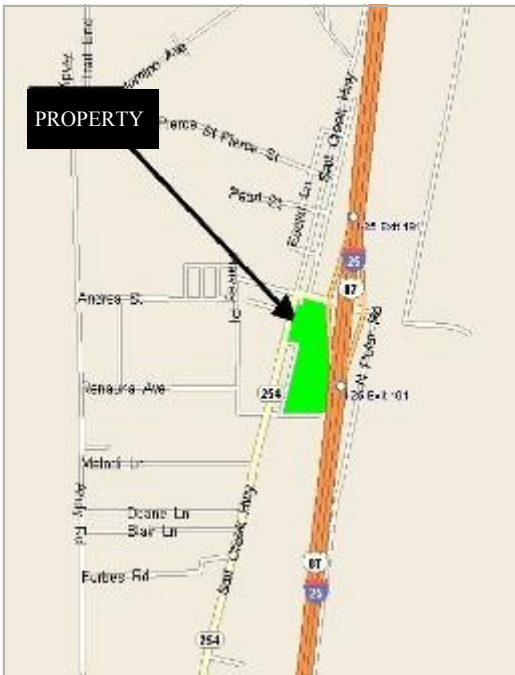
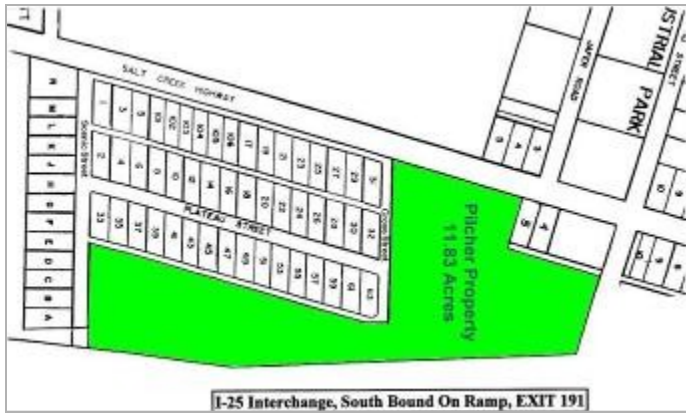
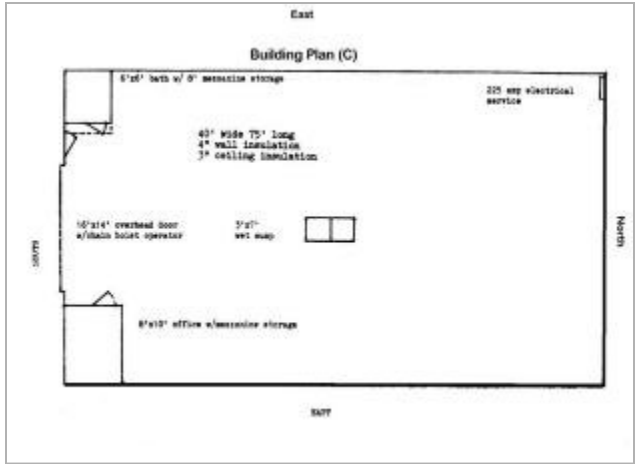
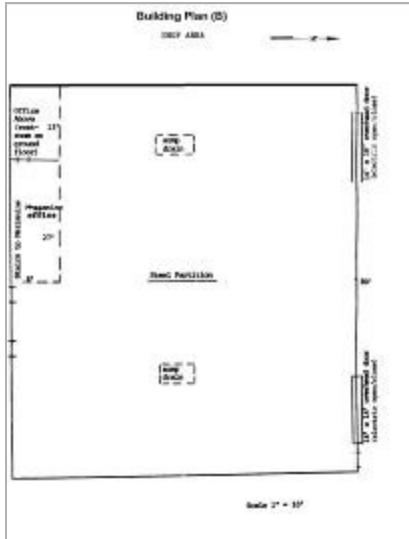
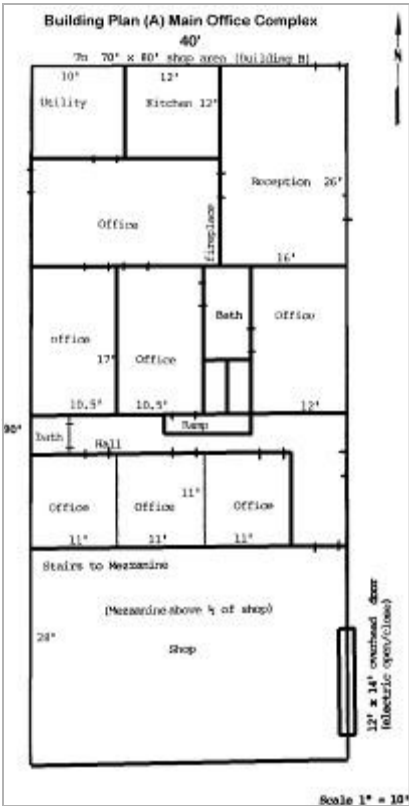
1451 W. Cross Street OFFICE SPACE



1451 W. Cross Street KITCHEN/CONFERENCE ROOM



1451 W Cross Street SCHEMATICS & MAPS



1451 W. Cross Street

I-25 Exit 191 Interchange

Casper, WY

Pilcher Machinery Company operated one of the Rocky Mountain region's largest semi-trailer sales and leasing businesses for 30 years at this location until the business was sold. This property is now available for purchase, with terms possible for qualified buyers, or long term lease. The property is situated at I-25, Exit 191 Interchange, consisting of 11.83 acres. Accessibility is maximized, being bordered by US Highway 87, Interstate 25, two sided streets and frontage called Howard Street. The Wyoming Port of Entry is located 2 miles to the south of this property on US Highway 87. There is in excess of ¼ mile of I-25 frontage, 423' of US Highway 87 frontage, 261' of Howard Street frontage, with the property having unbeatable approach visibility in each direction for several miles.

Zoning for the property is controlled industrial /light industrial.

Natural gas, 1 & 3 phase electricity, municipal water and sewer are either on or adjacent to the property.

Property is 11.83 acres (514,965 square feet) and has 12,000+ square feet of existing commercial buildings that would lend themselves to restaurant, travel plaza, industrial commercial use, administrative office, service facilities, oil changes, tires, wash bay etc.

All connecting I-80 to I-90 traffic using the I-25 corridor, MUST pass this property. It is ideally located near the Wyoming Port of Entry and US 20-26 Yellowstone Park junction. Additionally, ALL traffic entering or exiting Casper's northern boundary, MUST pass this property!

Considering the location of this property, it would be ideally suited for a truck stop/travel plaza, truck/trailer dealership, distribution facility, business/industrial park or hotel convention center.

WYDOT traffic counts report 7,980 average vehicles per day at this interchange!

Improvements to the site include three steel frame metal buildings that set on perimeter concrete foundations. The buildings will be referred to as A, B, and C.

Building A was manufactured by Farmco Inc. and was constructed in July 1977. The building measures 40'x90' (3600 sf) and contains 1,120 sf of shop space and 2,480 sf of office space (includes a 144 sf kitchen and 120 sf utility room). The overall construction quality of the building is above average.

Building B was manufactured partly by Mac Steel Corporation and partly by Inrico. The Mac Steel portion was built in April 1974 and the Inrico portion was built in July 1980. The building measures 70'x80' (5600 sf) and is composed almost entirely of shop space with the exception of an 8'x40' office mezzanine and 8'x13' ground floor restroom. The overall construction quality of the building is above average.

Building C was manufactured by A & S Inc and was constructed in July 1979. The building measures 40'x75' (3,000 sf) and is composed almost entirely of shop space with the exception of a proposed office area and

restroom area. The office and the restroom have been studied as of the date of inspection. The overall construction quality of the buildings is above average.

Soil Conditions

The soil texture is sandy loam and appears suitable for adequate drainage and support of the present improvements. Soil and subsoil conditions appear to present no problems providing proper engineering, planning and construction practices are followed.

Utilities

Utilities including water, sewer, gas, electricity and telephone are available and in place on the site.

It is well-suited and ready for use as a light industrial site. Improvements to the site include 3 metal buildings containing a total of 12,200 sf and 3,716.18 lineal feet of 6' industrial chain link fence. Approximately 175,000 sq. ft. of the subject site is gravel surface used as drive and parking areas.

Building A:

MAIN OFFICE COMPLEX

Foundation:

On-grade perimeter, 6" concrete reinforced with steel mesh (rebar around edges) standard excavation and composition.

Frame:

Prefabricated steel beams fastened with nuts and bolts and/or welding bonds.

Exterior Walls:

Prefabricated metal panels (colored) fastened to the frame with self-driving J screws.

Roof:

Prefabricated steel beam support w/ prefabricated metal panel cover. Four (4) insulated skylights (shop area).

Interior Walls:

Storage/Shop area: Fiberglass insulation batts covered with clear plastic visquine. Imitation wood paneling.

Office:

Stud construction, taped and painted gypsum board, wood paneling and wainscot tile.

Kitchen:

Contains oak cabinets and Formica counter tops

Ceiling Shop:

Fiberglass insulation batts covered with clear plastic visquine. Four (4) insulated skylights. Partial mezzanine 2"x12" support with plywood decking.

Insulation:

Walls, 3 1/2" + fiberglass insulation batts.

Ceiling Office:

6 ½" +fiberglass insulation batts.

Floor Covering:

Bare concrete

Office:

Carpet and pad, vinyl tile

Windows:

Traverse type, insulated thermo pane type (double glazed), hollow metal frames.

Doors:

Four (4) hollow core metal, pedestrian doors with hollow metal frames

Ten (10) hollow core wood, pedestrian doors with wood frames.

One (1) 12'x14' overhead door with electric open and close device.

Plumbing:

One (1) porcelain latrines throughout

One(1) porcelain sinks

One (1) fiberglass shower and tub

One (1) stainless steel double sink

One (1) 80+ gallon hot water ¾" copper tubing

HVAC:

Electric hot water baseboard (interterm*) throughout except for shop. One (1) fireplace with Octotherm heater unit.

Electrical:

Single phase, 220-amp output. Wiring appears to be wrapped in conduit where necessary. Building contains extra number of electrical outlets. Overhead tubular fluorescent lighting throughout. Kitchen area contains a refrigerator, electric stove with vent and fan, and a dishwasher.

Building B:

MAIN SHOP AREA

Foundation:

On-grade perimeter, 6" concrete reinforced with steel mesh (rebar around edges). Shop floor sealed finish, standard excavation and compaction.

Frame:

Prefabricated steel beams fastened with nuts and bolts and/or welding bonds.

Exterior Walls:

Prefabricated metal panels (colored) fastened to the frame with self-driven screws.

Roof:

Prefabricated steel beam support w/ prefabricated metal panel cover. (16) Insulated skylights.

Doors

One (1) 14'x14' overhead door and one (1) 14'x16' overhead door

Interior Walls:

Exposed vinyl cover of fiberglass/insulation batts (ceiling and walls).

Ceiling:

Exposed vinyl cover of fiberglass insulation batts. (16) Insulated skylights.

Insulation:

Walls, 3 1/2" + fiberglass insulation batts (ceilings and walls).

Floor covering:

Ground floor: bare concrete

Mezzanine: carpeted office area.

Plumbing:

(1) Porcelain latrine

(1) Fiberglass sink

(1) Concrete Shower stall

(2) Sump drains

(1) Electric water heater with copper tubing

(2) 20,000 BTU overhead gas fired space heaters.

Electrical:

(2) Single phase, 220 amp output panels. Wiring is in conduit. Overhead tubular fluorescent lighting throughout.

Building C:

NORTH BUILDING

Foundation:

On-grade perimeter, 6" concrete reinforced with steel mesh (rebar around edges). Shop floor sealed finish, standard excavation and compaction.

Frame:

Prefabricated steel beams fastened with nuts and bolts and/or welding bonds.

Exterior Walls:

Prefabricated metal panels (colored) fastened to the frame with self-driven screws. Eight (8) sidelights.

Roof:

Prefabricated steel beam support w/ prefabricated metal panel cover.

Interior Walls:

Exposed vinyl cover of fiberglass/insulation batts. 4' particleboard wainscot. Proposed office and restroom with stud framing completed. Eight (8) sidelights.

Ceiling:

Exposed vinyl cover of fiberglass insulation batts.

Insulation:

3 1/2" + fiberglass insulation batts (ceilings and walls) additional 3 1/2" fiberglass behind 4' particleboard wainscot.

Floor Covering:

Bare concrete

Windows:

Single window on west side.

Doors:

One (1) hollow core metal pedestrian door w/ hollow metal frame. One (1) 14'x16' overhead door w/ manual chain drive.

Plumbing:

Water and sewer pipes are in floor and connected to utilities. No fixtures are installed.

HVAC:

None

Electrical:

Single phase, 220-amp output, no conduit or lighting installed.