

1316 Willer Drive – 15,216 square feet
1359 Willer Drive – 24,150 square feet

- 2 Industrial Metal Buildings
- Total of 39,366 square feet
- Available January, 2011

User Buildings
FOR SALE
in Casper, WY



FOR SALE INFORMATION

www.broker1realestate.com

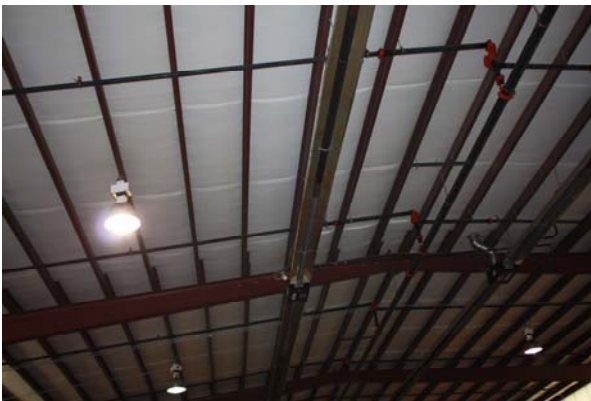
BROKER1one
REAL ESTATE

Randall Hall
307.995.3508 office
307.259.4785 mobile

rshall@ccim.net

1316 & 1359 Willer Drive, Casper, Wyoming

Investment Highlights



- This property is comprised of two separate buildings approximately 2 miles southeast of the Natrona International Airport and 6 miles from the central business district of Casper, Wyoming.
- Access to the property is from US Highway 20-26, and also known as West Yellowstone Highway. This property is located in a commercial subdivision which is characterized by a number of light industrial steel buildings similar in comparison to the subject properties.
- 1316 Willer Drive is a 15,216 square foot steel building built in 2007. This building is located on 1.74 acres of ground and is zoned a Light Industrial.
- 1359 Willer Drive is a 24,150 square foot steel building built in 1982. The original building was constructed for a construction company. It has been expanded twice and is zoned Light Industrial.

Advantages of Ownership

- Tax advantages
- Expansion/Contraction flexibility
- Low and fixed occupancy costs
- Build equity/asset diversification
- Ability to purchase below reproduction cost
- Inflation protection

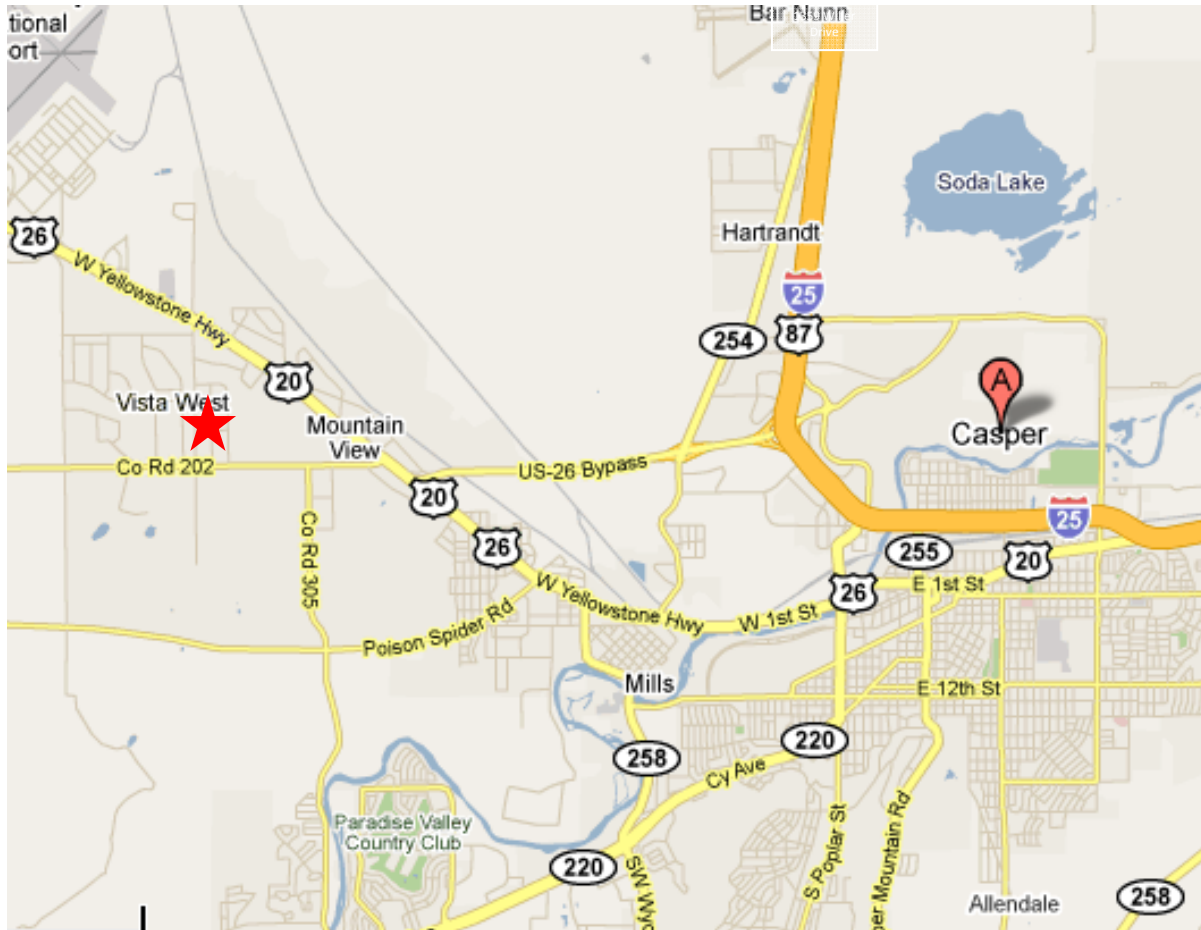
LOCATION	The buildings are located approximately 2 miles southeast of the Natrona International Airport and 6 miles from the central business district of Casper, Wyoming. The subdivision is a commercial subdivision characterized by a number of light industrial steel buildings.
NET AREA:	<u>1316 Willer Drive:</u> 15,216 square feet <u>1359 Willer Drive:</u> 24,150 square feet including a mezzanine of 1,865 square feet
LAND SIZE	<u>1316 Willer Drive:</u> 1.74 acres <u>1359 Willer Drive:</u> 2.16 acres
YEAR BUILT	<u>1316 Willer Drive:</u> 2007 <u>1359 Willer Drive:</u> 1982 with additions in 2005
PARKING:	Ample surface parking and storage at each Building.
FOUNDATION/FRAME	<u>1316 Willer Drive:</u> Concrete Slab – B-C Steel building with standing seam metal roof <u>1359 Willer Drive:</u> Concrete Slab – Original Steel building and two additions are B-C Steel with standing seam metal roof.
OVERHEAD DOORS:	<u>1316 Willer Drive:</u> 3 overhead doors 2 – 12’W X 14’H 1 – 27’W X 14’H <u>1359 Willer Drive:</u> 5 overhead doors 12’W X 14’H
OVERHEAD BRIDGE CRANES	<u>1316 Willer Drive:</u> (2) 3-ton cranes with 3 chamber sump at west end of the building. <u>1359 Willer Drive:</u> (1) 1-ton jib crane; 5 bridge cranes - (2) 5-ton, (2) 3-ton, (1) 2-ton
OFFICE / RESTROOMS	<u>1316 Willer Drive:</u> The office area is approximately 2,800 square feet with linoleum tile and some carpet. There is a full mezzanine above the office area which features ample storage, and employee locker room with HVAC for the office area. There are two restrooms in the office area and 2 restrooms in the shop. <u>1359 Willer Drive:</u> The office area is approximately 3,885 square feet and features oak trim and ceramic tile in the entry area, four offices with commercial grade carpet, a break room and two restrooms in the original office area; 6 offices and a break room in the office addition; and two offices, a large conference room, employee locker room and storage room/furnace room on the mezzanine level. There are two restrooms in the office area and 2 restrooms in the shop.

Site Plans – Properties can be sold together totaling 39,366 SF or separately.



2 properties within 360 feet of each other.

Location:



Floor Plans:

