

## Offering Highlights

- *2.67 acre parcel zoned light industrial.*
- *2850 sq. ft. of office/retail space*
- *5 bathroom areas*
- *9000 square feet of warehouse with 6-14' overhead doors*
- *20,000 sq. ft. of leasable storage space currently in lease up phase.*
- *High quality automated Digitech security system .*
- *Offered at \$1,600,000*



### *Salt Creek Store & Lock LLC 202 Casper View Court Mills, Wyoming*



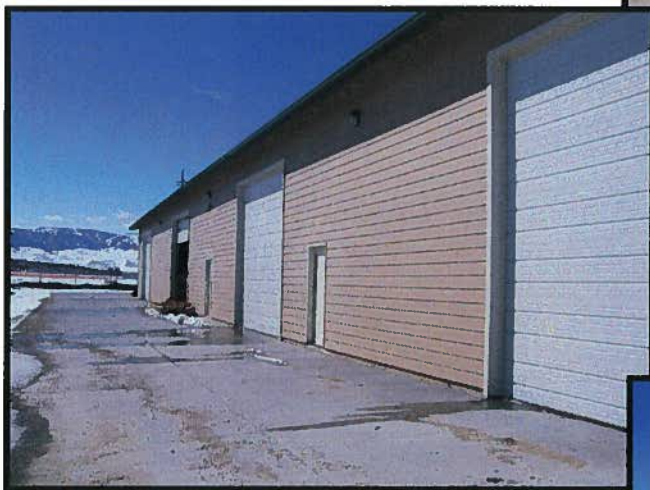
*Stratton Real Estate is pleased to offer 202 Casper View Court and Salt Creek Store & Lock LLC located in Mills Wyoming. The office/warehouse portion was built in 2006 with 2850 sq. ft. of office/retail space and 9000 sq. ft. of warehouse space with 6 -14' overhead doors and 5 total bathroom areas.*

*Salt Creek Store and Lock LLC consists of 20,000 square feet of brand new rentable storage space currently in lease up phase. Units range in size from 5x10 to 10x20 with additional space for outside RV/boat storage. Facility is fenced and gated with a high quality automated management system.*



231 East Midwest Casper, WY 82601

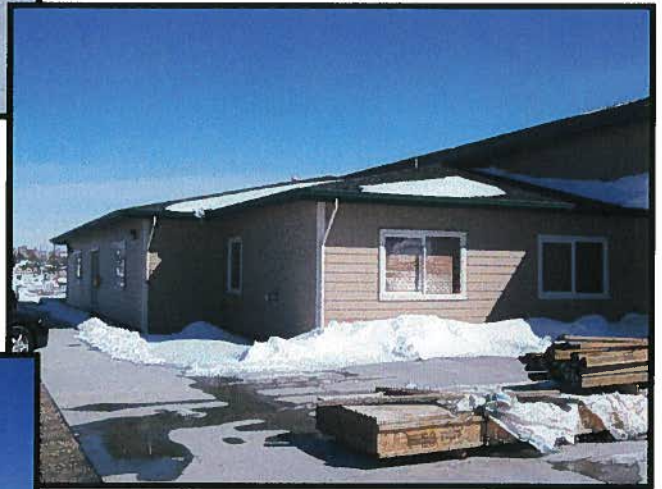
*Ken Capasso  
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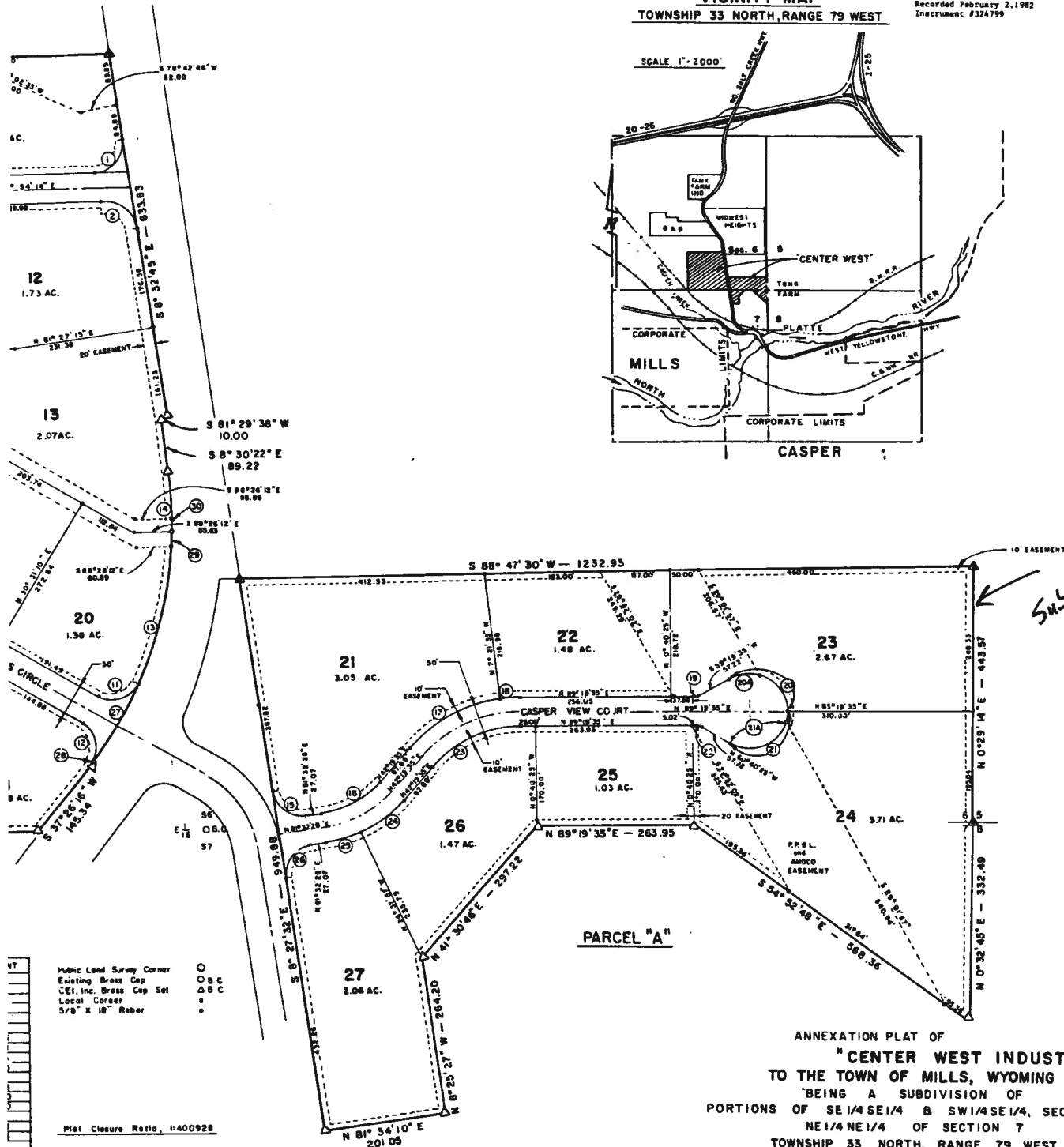
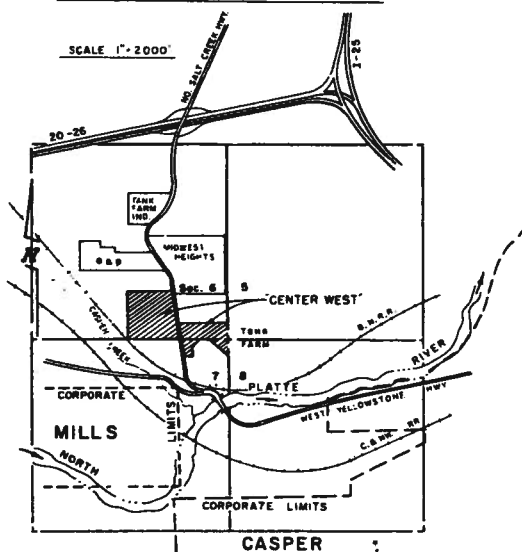




VICINITY MAP  
TOWNSHIP 33 NORTH, RANGE 79 WEST

Center West Industrial Park  
#471-3 Sheet 2  
Recorded February 2, 1982  
Instrument #324799

SCALE 1" = 2000'



*Subject*

- Public Land Survey Corner ○
- Existing Brass Cap ○ B C
- C&I, Inc. Brass Cap Set △ B C
- Local Corner ●
- 5/8" X 18" Rebar \*

Plot Closure Ratio: 1:400928

ANNEXATION PLAT OF  
"CENTER WEST INDUSTRIAL PARK"  
TO THE TOWN OF MILLS, WYOMING  
BEING A SUBDIVISION OF  
PORTIONS OF SE1/4 SE1/4 & SW1/4 SE1/4, SECTION 6  
NE1/4 NE1/4 OF SECTION 7  
TOWNSHIP 33 NORTH, RANGE 79 WEST  
SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING  
SCALE 1" = 100' CONTOUR INTERVAL 2'

