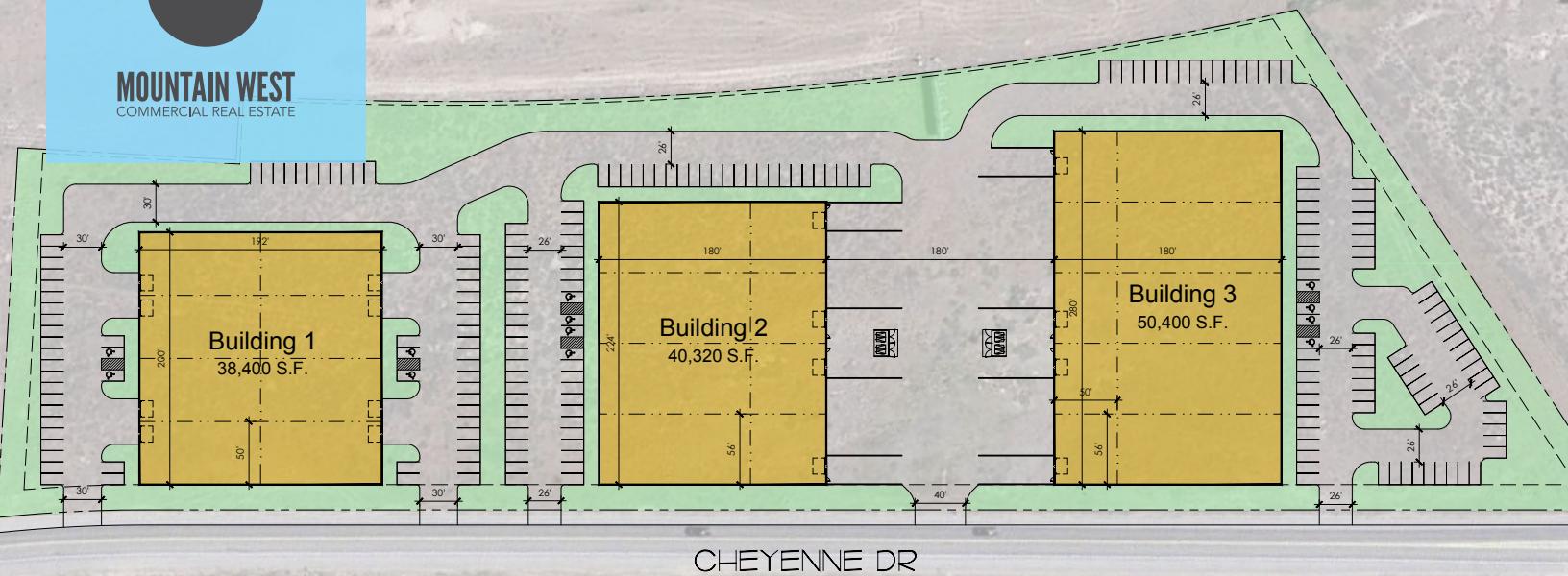




**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

INTERSTATE I-80



# EVANSTON INDUSTRIAL

1000 W CHEYENNE DRIVE • EVANSTON • WYOMING • 82930

**FOR LEASE**

## PROPERTY SPECS

- 3 Buildings
- 129,120 square feet
- Dock High and Ground Level Loading
- 20' to 28' Clear Height
- Office BTS
- Immediate Access to I-80
- Visibility from I-80
- Adjust clear height to "20' to 28' Clear Height"
- 14' X 16' Ground Level Doors
- 9' X 10 Dock Doors
- Fire Sprinkled
- Front and Rear Load Configuration

- NO corporate state income tax
- NO personal state income tax
- NO inventory tax
- NO franchise tax
- NO occupation tax
- NO value-added tax

## PARKING/BUILDING DATA

BUILDING 1	38,400 SF	BUILDING 2	40,320 SF	BUILDING 3	50,400 SF
TOTAL PARKING	65 SPACES	TOTAL PARKING	70 SPACES	TOTAL PARKING	89 SPACES
RATIO	1.69/1,000 S.F.	RATIO	1.74/1,000 S.F.	RATIO	1.77/1,000 S.F.

## CONTACT:

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