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TRAILS**  
KELLERWILLIAMS REALTY  
Kody M. Watts RE-15364

# 185 SUPERIOR

EVANSTON, WYOMING

5,782 SF INDUSTRIAL WAREHOUSE WITH YARD SPACE

# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	185 Superior Dr Evanston, WY 82930
Units Available	1
Warehouse SF	5,782 SF
Price Per SF	\$5.81/SF/YR
Total Monthly Rent	\$2,800/Mo
Property Type	Industrial
Lease Type	Modified Gross
Zoning	IE - Industrial
Overhead Doors	2
Offices	4
Year Built	1981



# PROPERTY OVERVIEW

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This 5,782 SF warehouse delivers an ideal blend of functional shop space and dedicated office. The layout includes two private offices on the main level plus two additional offices upstairs, creating a clean separation between operations and administration.

Inside the warehouse, two 14-foot overhead doors provide excellent access for loading, equipment movement, and vehicle entry, while a gas heater and oil burner support year-round usability.

A car lift is already in place, making the space especially attractive for automotive, service, light industrial, or contractor users.

Outside, the .22-acre partially fenced yard offers valuable room for storage, parking, or staging.

Move-in-ready features and a practical setup make this a strong option for businesses that need capability, access, and outdoor support space in one property.



# 185 SUPERIOR

**EVANSTON, WY**



5,782 SF

0.22 AC



# INTERIOR PHOTOS





# INTERIOR PHOTOS





INTERIOR PHOTOS





# INTERIOR PHOTOS





EXTERIOR PHOTOS





# MARKET ANALYSIS

Evanston, Wyoming's industrial market is positioned for strong growth and opportunity, thanks to its strategic location, business-friendly environment, and access to major transportation corridors. Situated near Interstate 80, a critical artery for regional and national freight, Evanston offers unparalleled connectivity for logistics and distribution operations.

The area benefits from Wyoming's pro-business policies, including low taxes and favorable regulations, making it an attractive location for industrial development and investment. With a growing interest in energy, manufacturing, and warehousing sectors, Evanston is becoming a hub for businesses seeking affordable industrial spaces without sacrificing access to key markets.

Moreover, the proximity to Utah's booming economy enhances Evanston's appeal, providing businesses with access to skilled labor and expanding consumer bases while enjoying lower operating costs. The local government's commitment to infrastructure improvements and economic development initiatives further underscores the region's potential.



# MARKET DEMOGRAPHICS

Evanston, Wyoming has a lot to offer in the commercial market. From Affordable shovel-ready sites, cheap energy rates, and no corporate taxes make Evanston the ideal location for businesses wanting to locate near the Wasatch Front.

Evanston's diverse business ecosystem includes healthcare, advanced manufacturing, wind farms, aerospace contractors, DoD contracted manufacturers, and more.

Evanston is also an incredible place to live. This charming historic community has a bustling downtown, access to the best skiing in the world and sits at the crossroads of the best outdoor recreation in the United States.

## SUMMARY

	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	6,607	13,229	14,068
Total Households	2,479	4,817	5,203
Avg Household Income	\$71,469	\$73,002	\$72,663
Median Age	37.2	37.6	37.9
Total Consumer Spending	\$79M	\$157.4M	\$171.3M



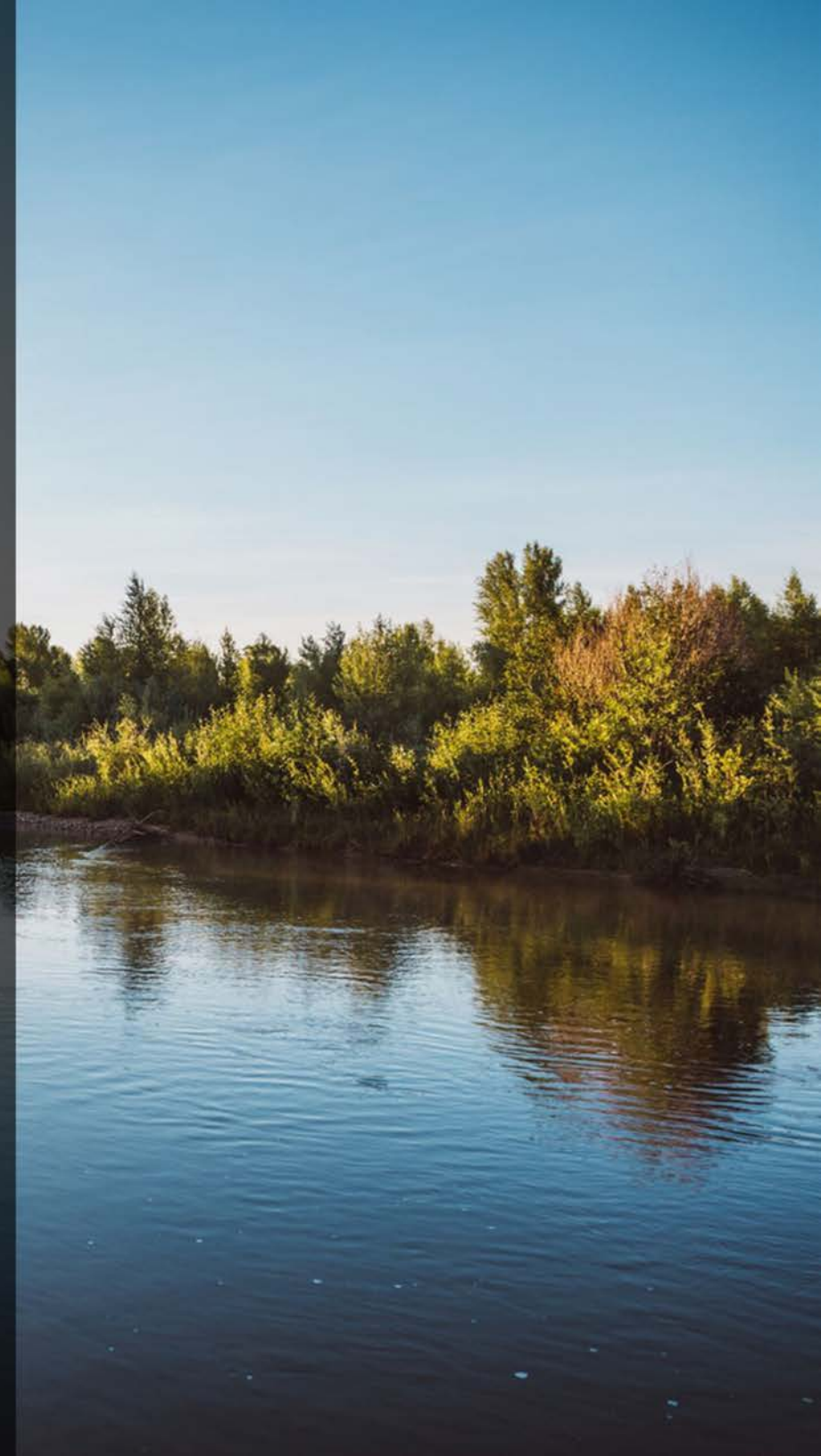
# EVANSTON, WYOMING

This small, western town offers friendly restaurants, motels, bars, an historic downtown, plenty of recreational activities, and the last intact roundhouse on the original Union Pacific Railroad line.

Located at 7,000 feet in the southwest corner of Wyoming, summer days are normally clear and cool, and with an average of 300 days of sunshine every year, it is a perfect place for hiking, a round of golf, or a pleasant stroll around town.

After a day of outdoor fun you can stop for a massage, enjoy a great meal, and stay in one of the more than 1,000 motel rooms or the comfortable campground.

History buffs will enjoy following the old Mormon Trail or visiting the old railroad buildings, which are being restored. Stop by and see why Evanston's slogan is, "Fresh Air, Freedom and Fun."





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☎ 801-948-3783  
🌐 [www.Peak-CRE.com](http://www.Peak-CRE.com)  
✉ [Kody@PeakCollectiveGroup.com](mailto:Kody@PeakCollectiveGroup.com)

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