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



3281 WY-89

EVANSTON, WYOMING

3,000 SF INDUSTRIAL WAREHOUSE WITH 14 FT OVERHEAD DOOR

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	3281 State Highway 89 Unit 5A Evanston, WY 82930
Units Available	1
Warehouse SF	3,000 SF
Price Per SF	\$7.20/SF/YR
Total Monthly Rent	\$1,800/Mo
Property Type	Industrial
Lease Type	Modified Gross
Zoning	IE - Industrial
Overhead Doors	1
Year Built	1982



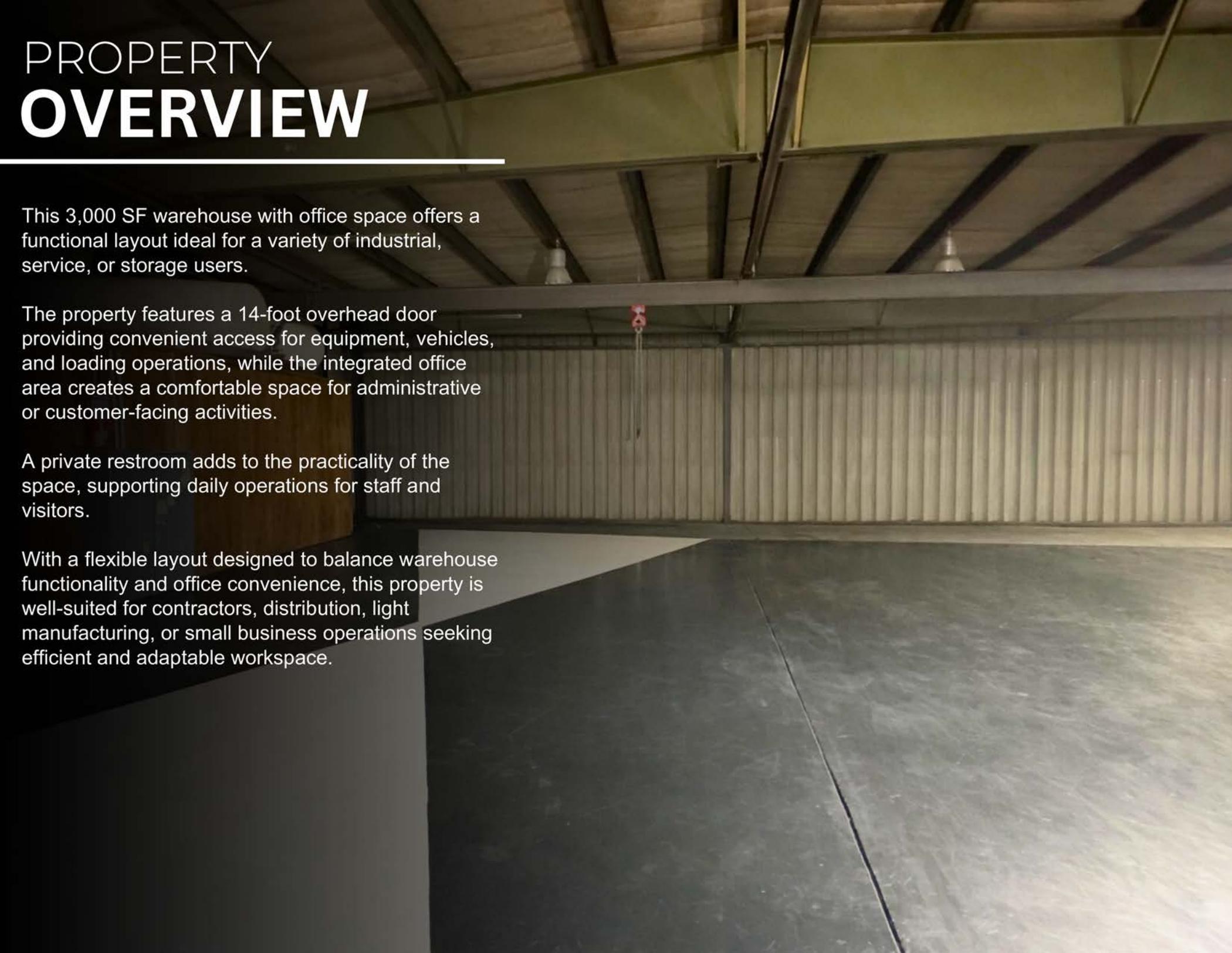
PROPERTY OVERVIEW

This 3,000 SF warehouse with office space offers a functional layout ideal for a variety of industrial, service, or storage users.

The property features a 14-foot overhead door providing convenient access for equipment, vehicles, and loading operations, while the integrated office area creates a comfortable space for administrative or customer-facing activities.

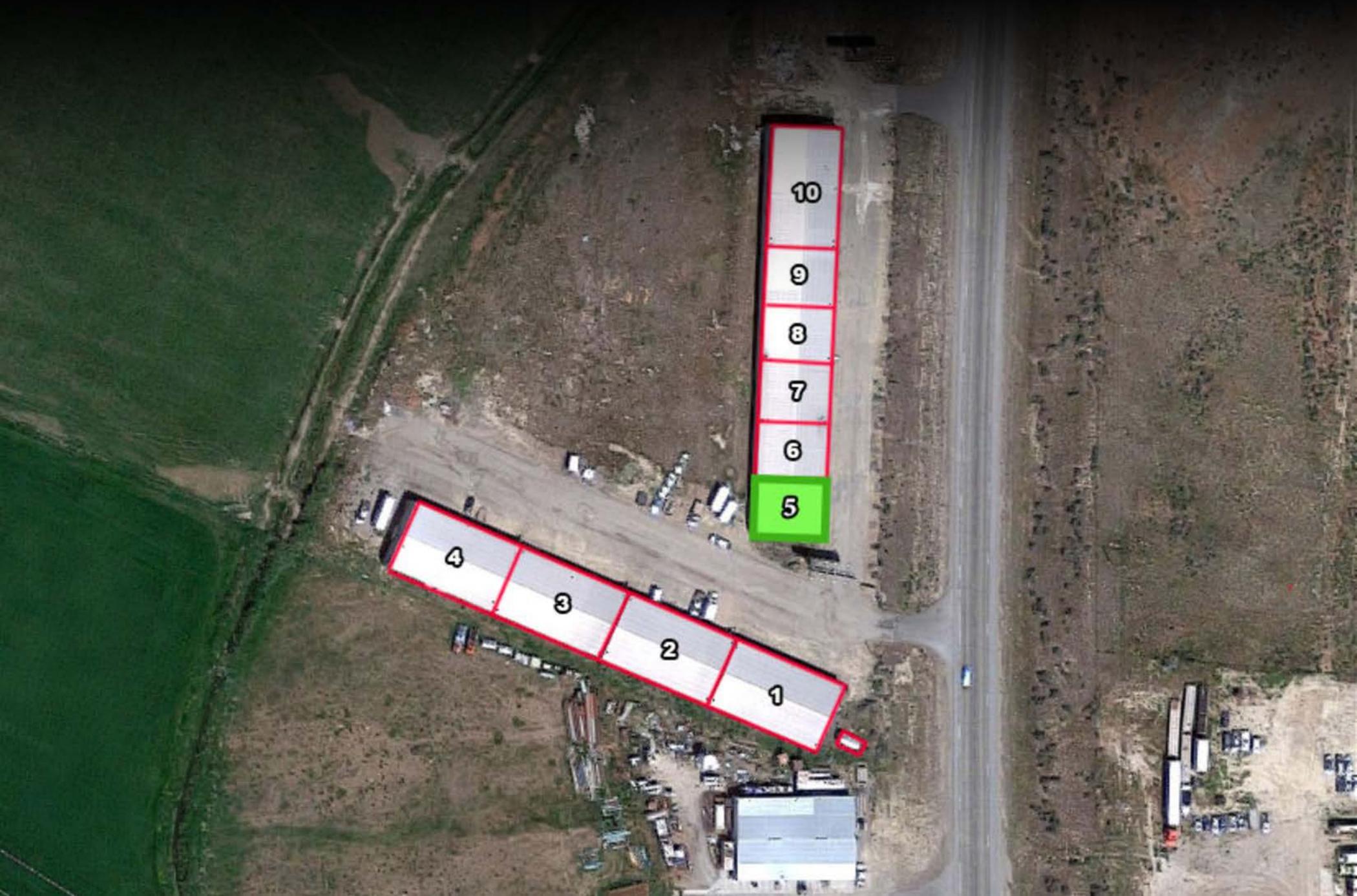
A private restroom adds to the practicality of the space, supporting daily operations for staff and visitors.

With a flexible layout designed to balance warehouse functionality and office convenience, this property is well-suited for contractors, distribution, light manufacturing, or small business operations seeking efficient and adaptable workspace.



3281 WY-89

EVANSTON, WY





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



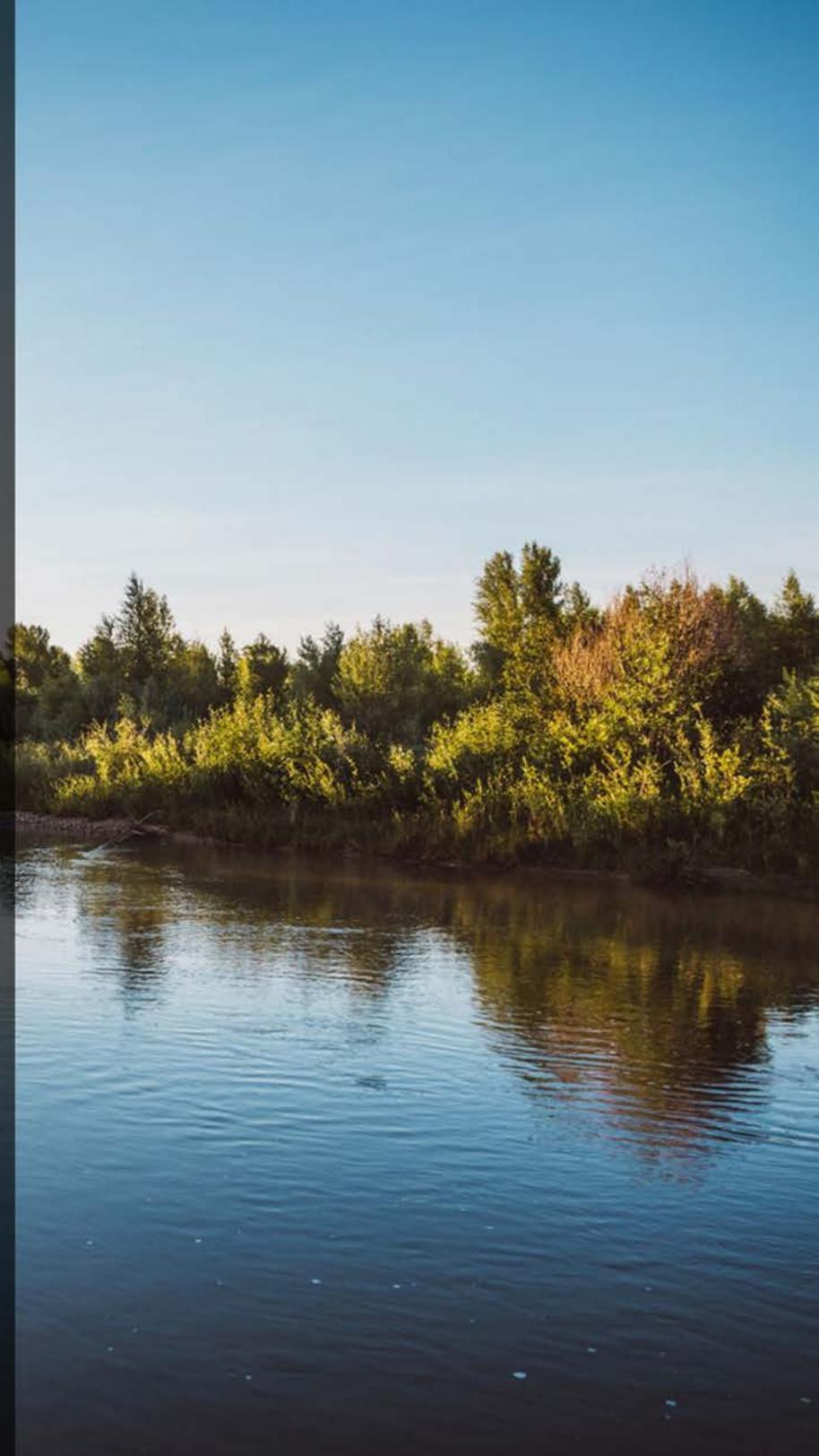
EVANSTON, WYOMING

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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Commercial Real Estate Broker

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