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PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL REAL ESTATE SERVICES

kwCOMMERCIAL

220 SUPERIOR DR - EVANSTON, WY 82930



4,851 SF WAREHOUSE

**TWO 14 FT OVERHEAD DOORS FOR PULL THROUGH SPACE
3 OFFICES | PAINT BOOTH OR STORAGE ROOM | .21 AC YARD SPACE**

220 SUPERIOR DR, EVANSTON, WY 82930



THE OPPORTUNITY

4,851 SF
TOTAL BUILDING SF

\$6/SF/YR/NNN
LEASE RATE

\$1/SF/YR
CAM FEES

TOTAL MONTHLY RENT: \$2,829.75

(TENANT RESPONSIBLE FOR WATER, GAS, ELECTRIC & SEWER)

Peak Collective Real Estate with KW Commercial is pleased to present a 4,851 SF industrial warehouse space for lease in Evanston, WY.

This versatile property is **perfect for businesses seeking well-maintained space**. The property features **three offices, a restroom, two 14 foot overhead doors that allow for a pull-through**, making it ideal for a **wide range of industrial or manufacturing activities**.

In addition, this property comes with .21 acres of yard space that can be utilized or provide additional storage space.

This property is situated in a **prime location with easy access to Interstate 80**. This makes it a great choice for businesses that require convenient access to suppliers, customers, or other key partners.



EXECUTIVE SUMMARY

PROPERTY DETAILS

- 4,851 SF Industrial Warehouse Space
- Two 14-Foot Overhead Doors
- 3 Offices
- Private Restroom
- Paint Booth/Storage Room
- 0.6 Miles from Interstate 80 (About a 2-Minute Drive)
- Part of Riverside Industrial Park

PROPERTY DETAILS

Address: 220 SUPERIOR DR
EVANSTON, WY 82930

Tax ID Number: 017781

Zoning: INDUSTRIAL

Total Property Taxes \$497.73/YR

Tax Details

- State Corporate Income Tax: 0%
- State Personal Income Tax: 0%
- State Personal Capital Gains Tax: 0%
- State Corporate Capital Gains Tax: 0%
- State & County Sales Tax: 5%



INTERIOR



EXTERIOR



AREA MAP



AREA MAP



LEASE COMPS

COMPARABLE NO. 1



**4139 State Highway 150
Evanston, Wyoming 82930**

Lease Price: \$6/SF/YR NNN
Building Area: 2,900 SF
Signed Date: Feb 2022

COMPARABLE NO. 2



**4145 State Highway 150
Evanston, Wyoming 82930**

Lease Price: \$6/SF/YR NNN
Building Area: 3,584 SF
Signed Date: Dec 2022

COMPARABLE NO. 3



**40 Wilkins Peak Dr
Rock Springs, WY 82901**

Lease Price: \$9.60/SF/YR NNN
Building Area: 3,000 SF
Signed Date: Mar 2021

COMPARABLE NO. 4



**1130 Billie Dr
Rock Springs, Wyoming 82901**

Lease Price: \$7.20/SF/YR MG
Building Area: 3,000 SF
Signed Date: Jun 2020

220 SUPERIOR DR, EVANSTON, WY 82930



EVANSTON, WY

12,721

Population

5 Mile Radius

2.5 Million

Population

100 Mile Radius

Tax-Friendly

Lowest Tax Structure

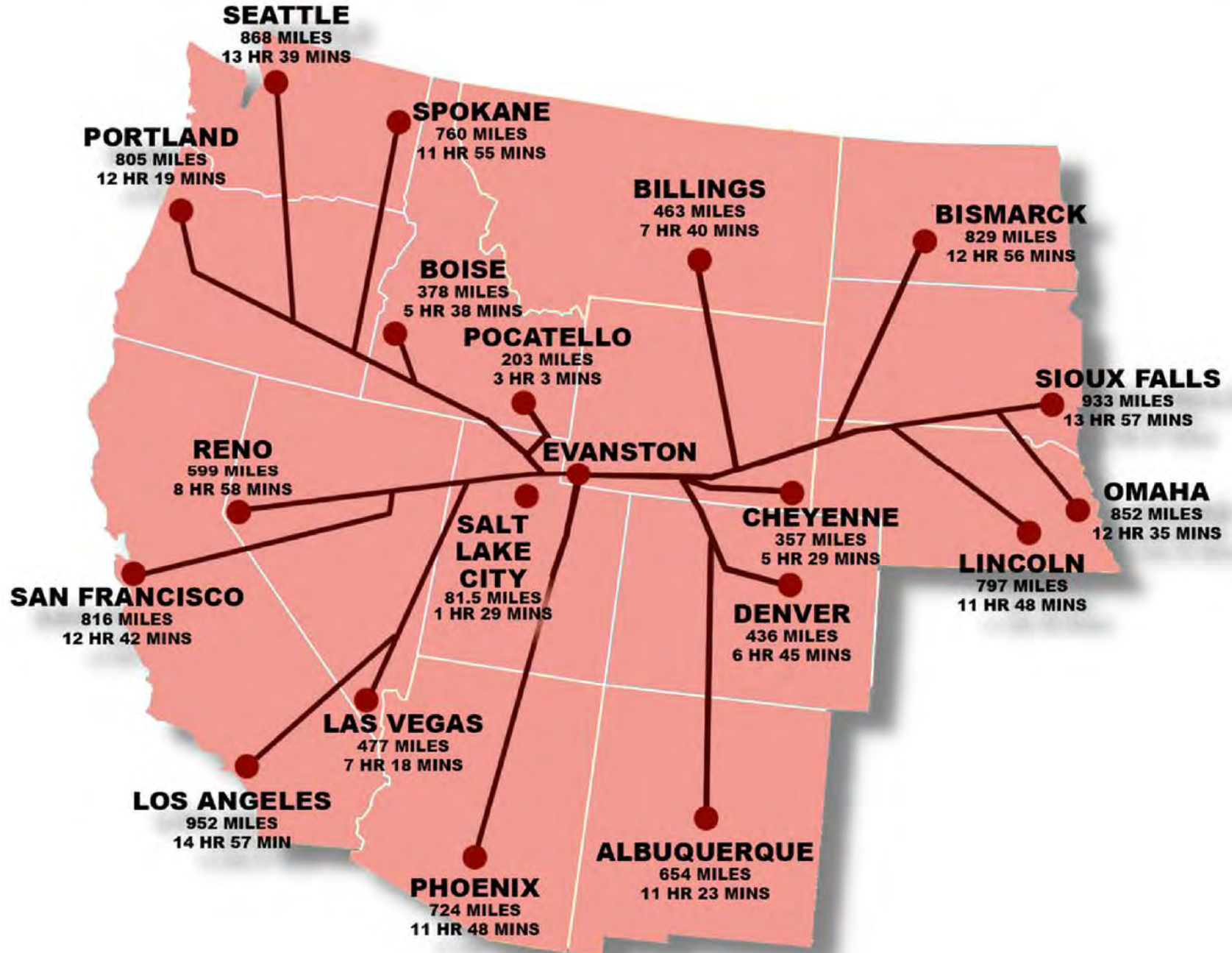
In The Nation

Where nature meets convenience in a tax-friendly environment!

Evanston, WY is a small community located in the southwest corner of the state, bordering Utah, offering a short commute to Salt Lake City and **excellent access to I-80**. It also provides a tax-friendly environment for businesses in Uinta County, with **no corporate or personal income tax, inventory tax, or tax on goods-in-transit**. Wyoming is well-known for its reliable and collaborative business environment.



TRADE AREA MAP



DEMOGRAPHICS

SURROUNDING AREA

	5 MILE RADIUS	10 MILE RADIUS
POPULATION	12,303	13,835
TOTAL HOUSEHOLDS	4,527	5,066
AVG HOUSEHOLD INCOME	\$72,241	\$71,838
MEDIAN HOUSEHOLD INCOME	\$61,944	\$61,517

Distance to Metro Areas

Park City, UT	64.6 Miles (1 Hour and 7 Minutes)
Salt Lake City, UT	87 Miles (1 Hour and 25 Minutes)
Denver, CO	435 Miles (6 Hours and 39 Minutes)
Las Vegas, NV	479 Miles (7 Hours and 7 Minutes)
Los Angeles, CA	747 Miles (11 Hours and 16 Minutes)



CONFIDENTIALITY & DISCLOSURE

This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Peak Collective Real Estate and KW Commercial have not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Peak Collective Real Estate and KW Commercial have not verified, and will not verify, any of the information contained herein, nor has Peak Collective Real Estate and KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein.

Prospective buyers and/or lessees shall be responsible for their costs and expenses of investigating the subject property.

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