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REAL ESTATE

RESIDENTIAL | COMMERCIAL | INVESTMENT

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TRAILS
KELLERWILLIAMS REALTY
Kody M. Watts RE-15364



64 IMPERIAL DR.

UNIT C - EVANSTON, WYOMING

2,400 SF INDUSTRIAL WAREHOUSE UNIT WITH 14 FT OVERHEAD DOOR

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	64 Imperial Unit C Evanston, WY 82930
Units Available	1
Warehouse SF	2,400 SF
Price Per SF	\$11/SF/YR
Monthly Rent Per Unit	\$2,200/Mo
Property Type	Industrial
Lease Type	Modified Gross
Zoning	IE - Industrial
Overhead Doors	2
Year Built	1982



PROPERTY OVERVIEW

Commercial space available for lease featuring a 2,400 SF warehouse designed for functionality and flexibility.

The space includes two private offices plus additional storage in a mezzanine located above the office area, while keeping the warehouse floor open for operations.

Two 14-foot overhead doors provide excellent access for loading, equipment movement, and vehicle entry, making the property a strong fit for contractors, service businesses, distribution, or light industrial users.

Efficient layout, practical features, and move-in-ready utility make this a solid option for businesses needing warehouse space with dedicated office and extra storage. Tenants are responsible for all utilities.



64 IMPERIAL DR

UNIT C





INTERIOR PHOTOS



INTERIOR PHOTOS



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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 alot to offerin 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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