

PEAK COLLECTIVE

REAL ESTATE
RESIDENTIAL | COMMERCIAL | INVESTMENT

kw WESTERN
TRAILS
KELLERWILLIAMS REALTY
Kody M. Watts RE-15364



97

RED WILLOW ROAD
EVANSTON, WYOMING

65,674 SF MANUFACTURING FACILITY FOR SALE OR LEASE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	97 Red Willow Road Evanston, WY
Sales Price	\$4,500,000
Price Per SF	\$68.52/SF
Total SF	65,674 SF
Total AC	5.43 AC
Zoning	Established Industrial
Power	3-Phase
2025 Taxes	\$15,150.25
Year Built	1981, 2024
Parcel ID	162030209005 and 162030300063

LEASE INFORMATION

Lease Price Per SF	\$6/SF/YR
CAM Fees	\$0.23/SF/YR
Total Monthly Rent	\$34,095.75/MO
Lease Type	NNN

CAM Fees only include property taxes. Tenant responsible for insurance, utilities and property maintenance.



PROPERTY HIGHLIGHTS

Main Building

- 4 Offices Main Level
- Conference Room
- Restrooms
- Break Room
- Lab + Office
- Laundry Room
- Radiant Heating
- 20ft Clearance Height
- 3 Phase 480 V Power
- 20 ft Clearance Height
- Full HVAC in Warehouse
- 14x10ft Roll Up Door
- 12x12ft Roll Up Door
- 12x14ft Roll Up Door
- 16x15ft Roll Up Door
- 2 Loading Docks
- Chemical Storage Yard
- Compressor + Shop Room
- 6,400 SF Pressured HVAC Packaging Room
- Dock with two 10x10ft Doors
- 22ft Warehouse Ceiling
- Warehouse Restrooms
- Packaging Area Break Room
- Built in 1981 with additions and renovations in 2000, 2015, 2017

2nd Floor

- 9 Offices
- Conference Room
- Bathrooms + Showers
- Kitchen + Break Room

Building 2

- 3-Phase 250 amp Power
- Fire Suppression System
- Loading dock
- 2 Radiant Heat and 1 unit heater
- High Cube 33ft Ceiling
- 10x10ft Rollup Door
- 14x14 Ground Rollup Door
- Roughed in Plumbing
- Built in 2024



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RED WILLOW ROAD

4.21 AC

50,770 SF

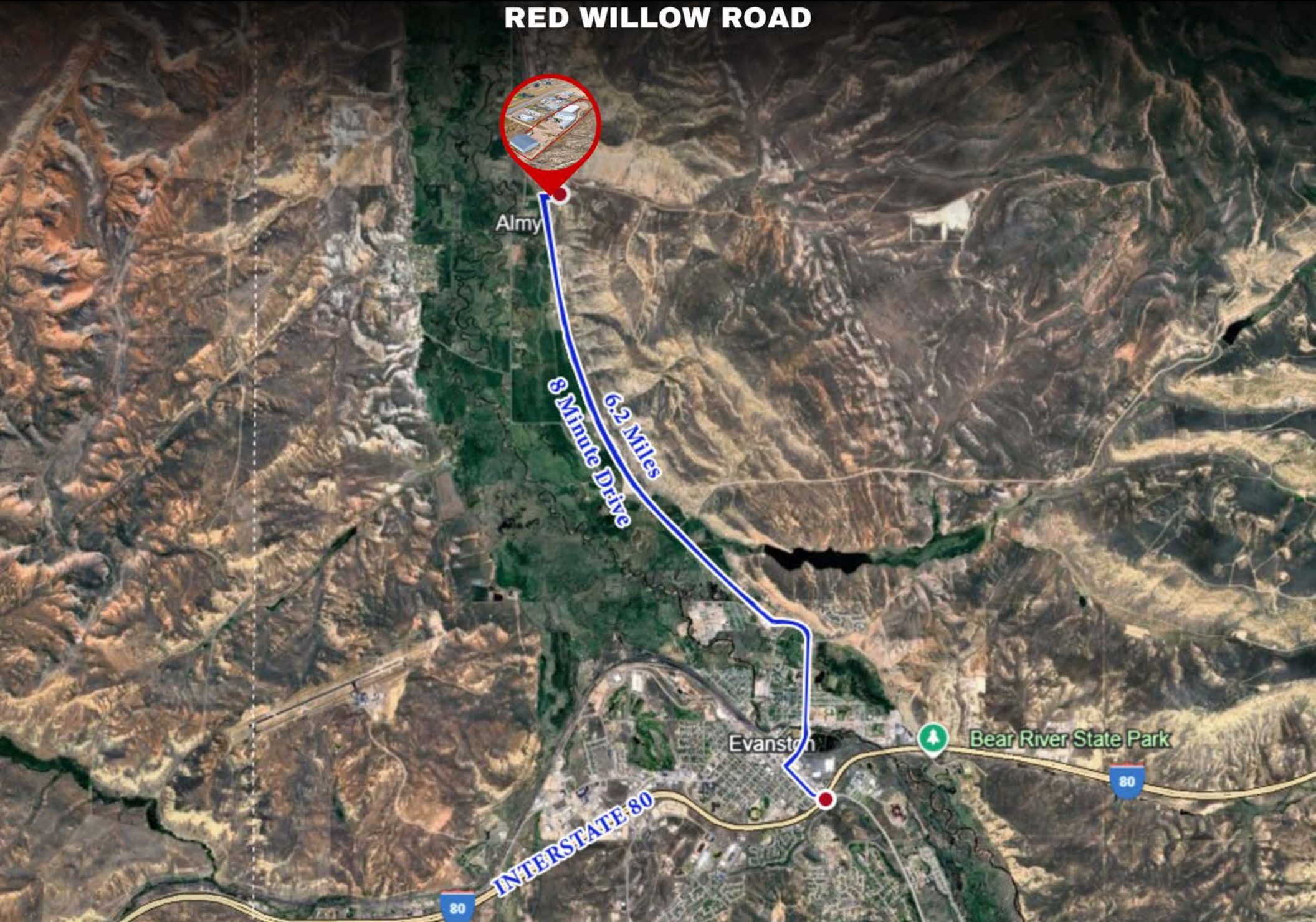
14,904 SF

1.22 AC



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RED WILLOW ROAD



Almy

6.2 Miles
8 Minute Drive

Evanston

Bear River State Park

INTERSTATE 80

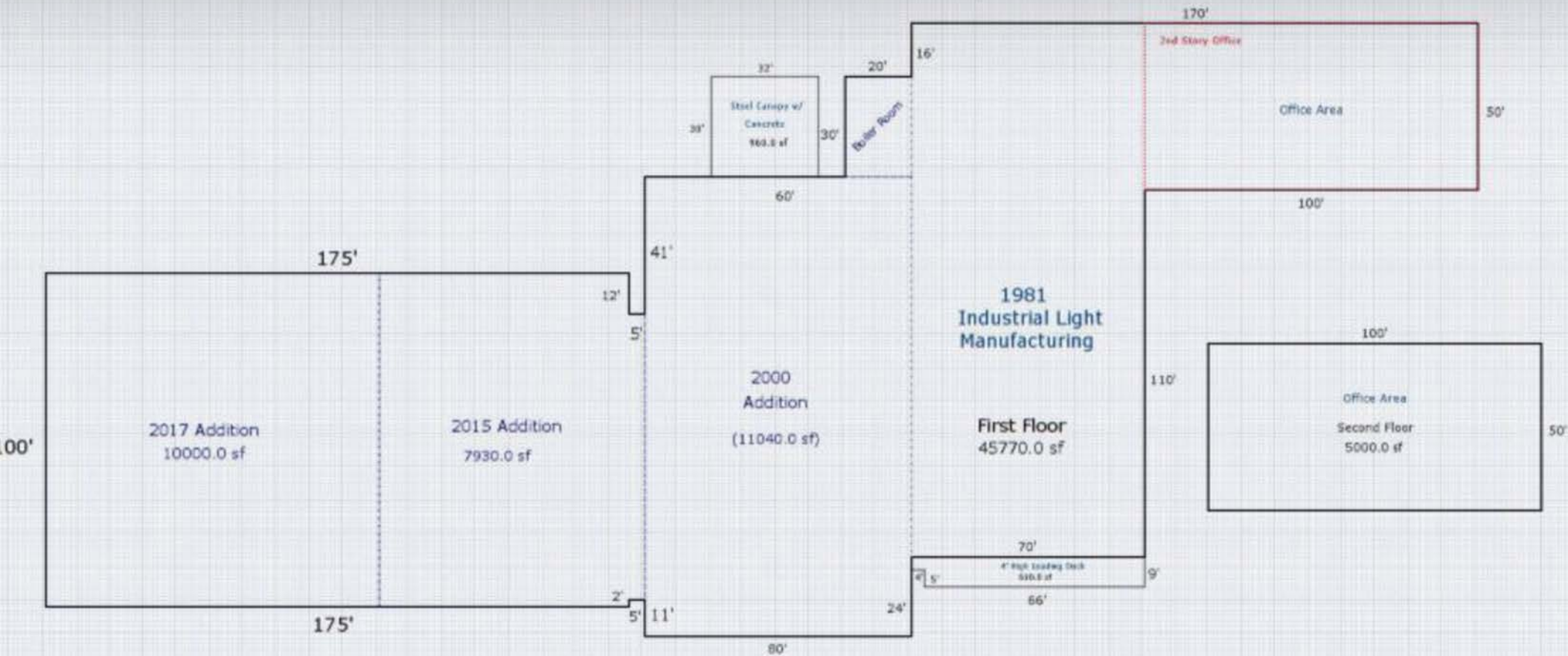
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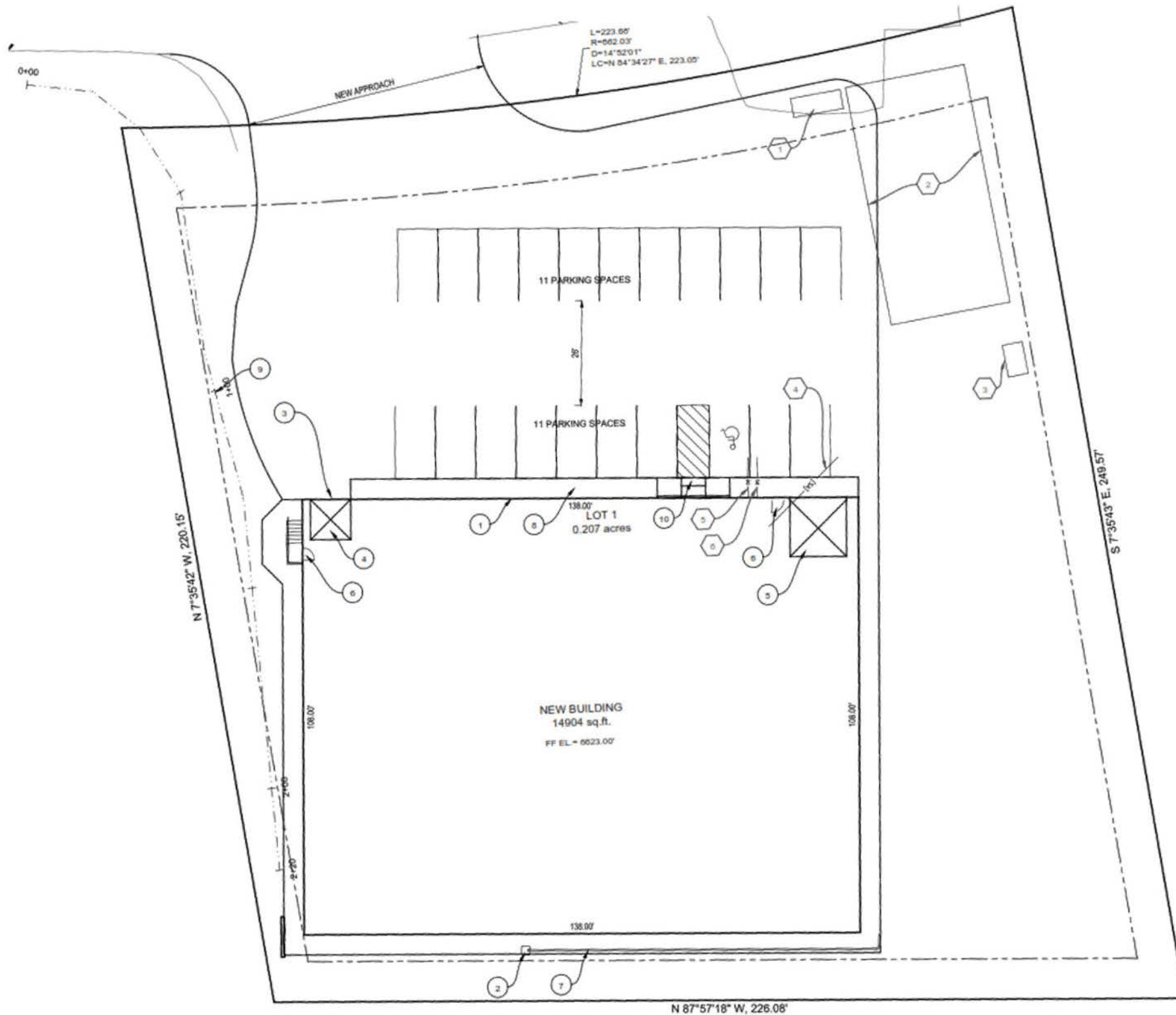
RED WILLOW ROAD



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RED WILLOW ROAD





I-E ZONING PERMITTED USE

- Assembly Facilities
- Boats Sales
- Day Care Centers
- Equipment & Appliance Repair
- Equipment Storage
- Fabrication Facilities
- Furniture & Carpet Warehouses
- Gasoline Service Stations
- Junkyards, auto wrecking and salvage yards
- Manufacturing Facilities
- Mineral Extraction Facilities
- Mobile Homes Sales
- Motor Vehicle Sales
- Offices
- Printing Services
- Processing Facilities
- Recreational Buildings & Uses
- Research/Testing Laboratories
- Restaurants inc. Alcoholic Beverage Licenses
- Retail/Wholesale Club
- Service Garages
- Transportation Centers
- Welding Facilities
- Warehousing
- Wholesale Operations

I-E ZONING CONDITIONAL USE

- Animal Hospitals
- Automobile Repair
- Car Washes
- Cold Storage
- Contractors
- Disposal
- Equipment Dealers
- Extractive Industries
- Firewood
- Helipads
- Kennels
- Lumber Yards
- Municipal Buildings and Facilities
- Nursery
- Paint & Body Shops
- Private Amusement
- Private Recreation
- Production
- Processing and/or Storage of Hazardous Materials
- Public Utility Buildings and Facilities
- Sales
- Storage Rental
- Trucking
- Windmills



97 RED WILLOW RD
VIRTUAL TOUR
[CLICK HERE](#)



96 RED WILLOW RD
VIRTUAL TOUR
[CLICK HERE](#)



EXTERIOR PHOTOS





EXTERIOR PHOTOS





EXTERIOR PHOTOS



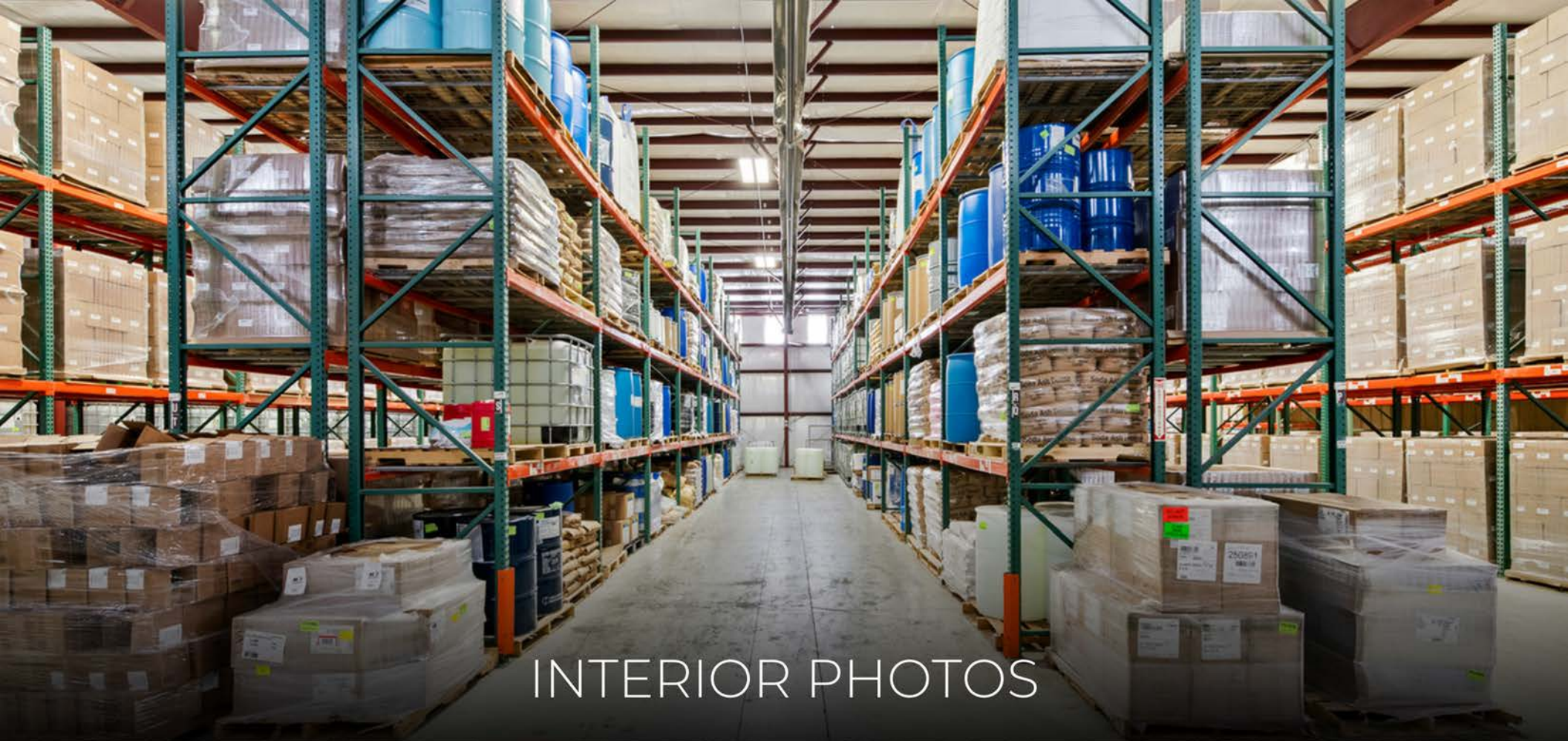




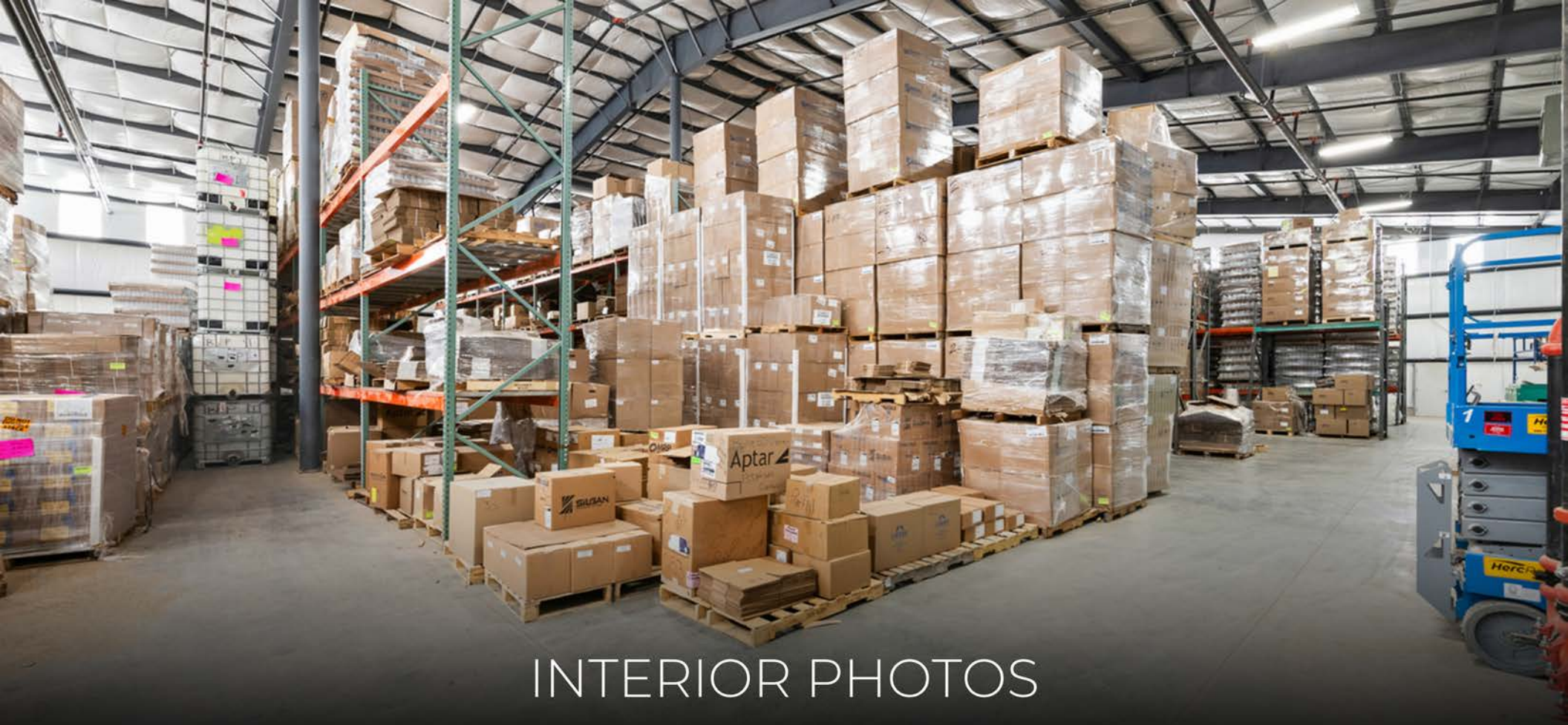


INTERIOR PHOTOS











MARKET DEMOGRAPHICS

Evanston, Wyoming has alot 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



MARKET ANALYSIS

Evanston's industrial market is uniquely positioned for long-term growth thanks to its location, infrastructure, and supportive business climate.

Situated along Interstate 80 and served by Union Pacific rail, the city provides seamless access to regional and national distribution channels, particularly into the Salt Lake City metro, while offering lower operating costs than larger markets. The community has made industrial development a priority, with sites that are already zoned, utility-ready, and well-suited for both small businesses and large-scale users.

This has fostered a diverse industrial base that includes manufacturing, energy services, transportation, and advanced materials, providing stability and resilience to the local economy.

Evanston also benefits from Wyoming's tax advantages, business-friendly regulations, and an available workforce that supports both traditional and emerging industries. Combined with its affordability and room for expansion, Evanston offers a compelling environment for companies and investors seeking a strong foothold in the Intermountain West.



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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