

PEAK COLLECTIVE

REAL ESTATE

RESIDENTIAL | COMMERCIAL | INVESTMENT

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



76 IMPERIAL DR.

UNITS M,N, P - EVANSTON, WYOMING

1,300 - 2,400 SF WAREHOUSE UNITS WITH 14 FT OVERHEAD DOORS



# PROPERTY SUMMARY

## PROPERTY INFORMATION

Property Address	76 Imperial Units O & P Evanston, WY 82930
Units Available	2
Property Type	Industrial
Zoning	IE - Industrial
Year Built	1981
Lease Type	Modified Gross

## UNIT M&N

Total SF	2,400 SF
Price Per SF	\$11/SF/YR
Monthly Rent Per Unit	\$2,200/Mo
14ft Overhead Doors	2

## UNIT P

Total SF	1,300 SF
Price Per SF	\$10.15/SF/YR
Monthly Rent Per Unit	\$1,300/Mo
14ft Overhead Doors	1





# PROPERTY OVERVIEW

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Prime commercial space available for lease at 76 Imperial Dr, Evanston, WY.

The first is a 1,300 SF unit, ideal for storage, light industrial, or small business operations. The space includes an overhead door for convenient access and secure gated yard space.

The second is a 2,400 SF unit featuring four private offices and two 14-foot overhead doors, providing excellent functionality for equipment access, loading, or vehicle storage.

Both units offer gated yard space and efficient layouts designed for practical use. Tenants are responsible for all utilities.

Whether you're in need of storage, workspace, or a combination of both, these units are ready to accommodate your business. Tenants are responsible for all utilities.





# 76 IMPERIAL DR

**UNITS M, N, & P**





## PROPERTY PHOTOS





# PROPERTY PHOTOS



# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY 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 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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