

FOR LEASE

3,000 SF WAREHOUSE SPACE WITH OFFICE



3281 WY-89 #5A - EVANSTON, WYOMING

KODY WATTS | 801-948-3783 | KODYWATTS@LIVE.COM

PEAK COLLECTIVE
REAL ESTATE
COMMERCIAL REAL ESTATE SERVICES

kwCOMMERCIAL

3281 WY-89 #5A - EVANSTON, WYOMING



THE OPPORTUNITY

3,000 SF
TOTAL BUILDING SF

\$6/SF/YR/NNN
LEASE RATE

\$1/SF/YR
CAM FEES

TOTAL MONTHLY RENT: \$1,750
(TENANT RESPONSIBLE FOR WATER, GAS, ELECTRIC & SEWER)

OPTIONAL YARD SPACE AVAILABLE AT .20/SF/YR

Peak Collective Real Estate with KW Commercial is pleased to present a 3,000 square foot warehouse that offers a versatile space for various business needs. The warehouse comes equipped with a 14ft overhead door as well as private office space and a bathroom. Additional yard space is available as low as .20/SF/YR.

Nestled in the scenic Wyoming landscape, this warehouse presents an excellent opportunity for businesses seeking ample storage and office space in a tranquil setting.

About an hour's drive from Salt Lake City, UT.



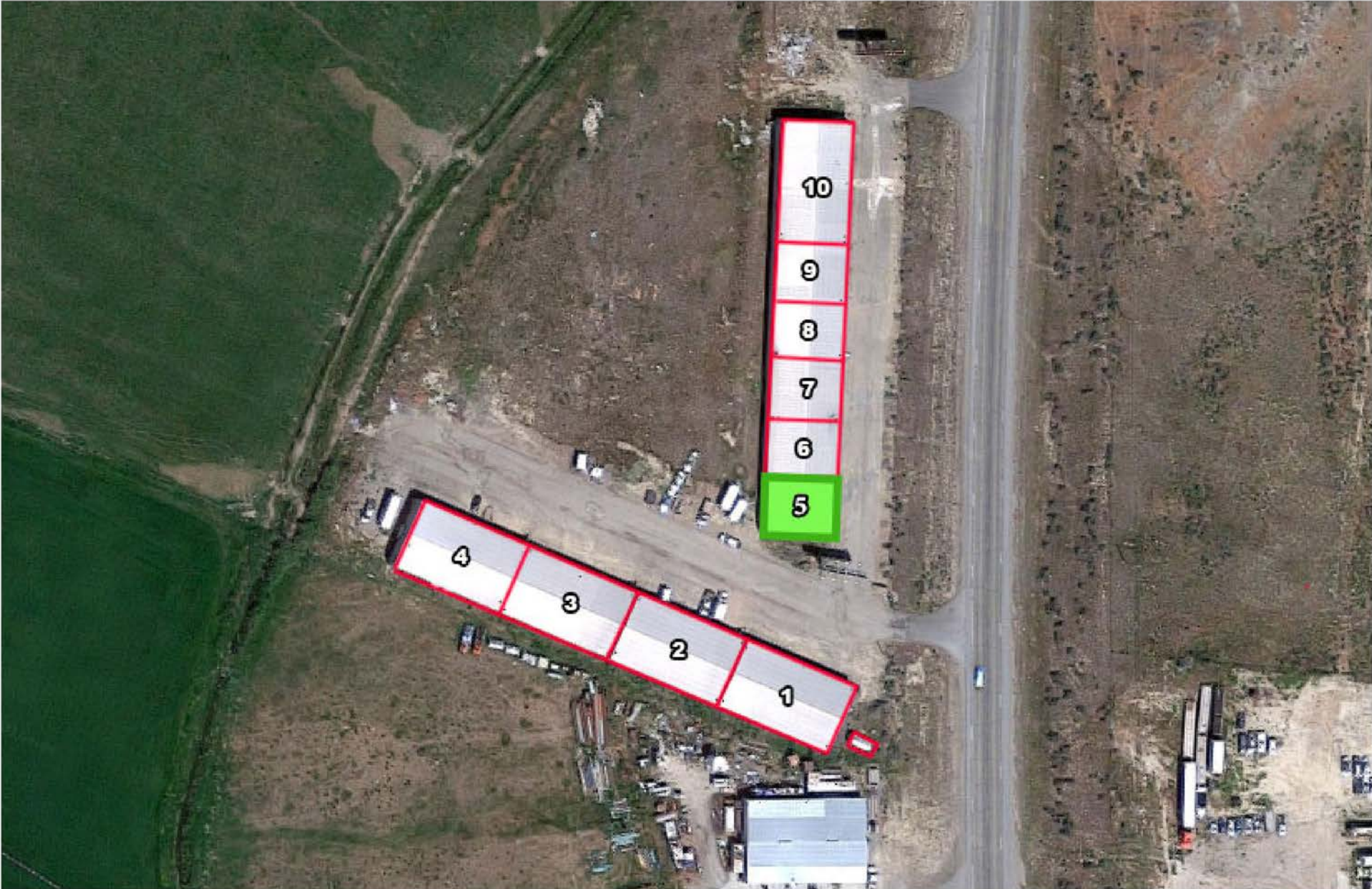
EXECUTIVE SUMMARY

Property Highlights

- 3,000 SF Industrial Warehouse Space with Office & Bathroom
- Additional Yard Space Available as low as .20/SF/YR
- Metal Roof
- City Water and Septic Sewer
- Metered Separately for Water, Electric and Gas
- 14-Foot Overhead Door in each unit



PROPERTY MAP



AERA MAP



The industrial park is only a 5-minute drive from downtown Evanston, WY, and a 7-minute drive from Interstate 80.

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: \$6.85/SF/YR NNN
Building Area: 3,584 SF
Signed Date: Feb 2024

COMPARABLE NO. 4



**225 West St
Evanston, Wyoming 82930**

Lease Price: \$4/SF/YR NNN
Building Area: 9,000 SF
Signed Date: Apr 2021

COMPARABLE NO. 5



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

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

3281 WY-89, EVANSTON, WYOMING



EVANSTON, WY

12,721

Population

5 Mile Radius

2.5 Million

Population

100 Mile Radius

Tax-Friendly

Lowest Tax Structure

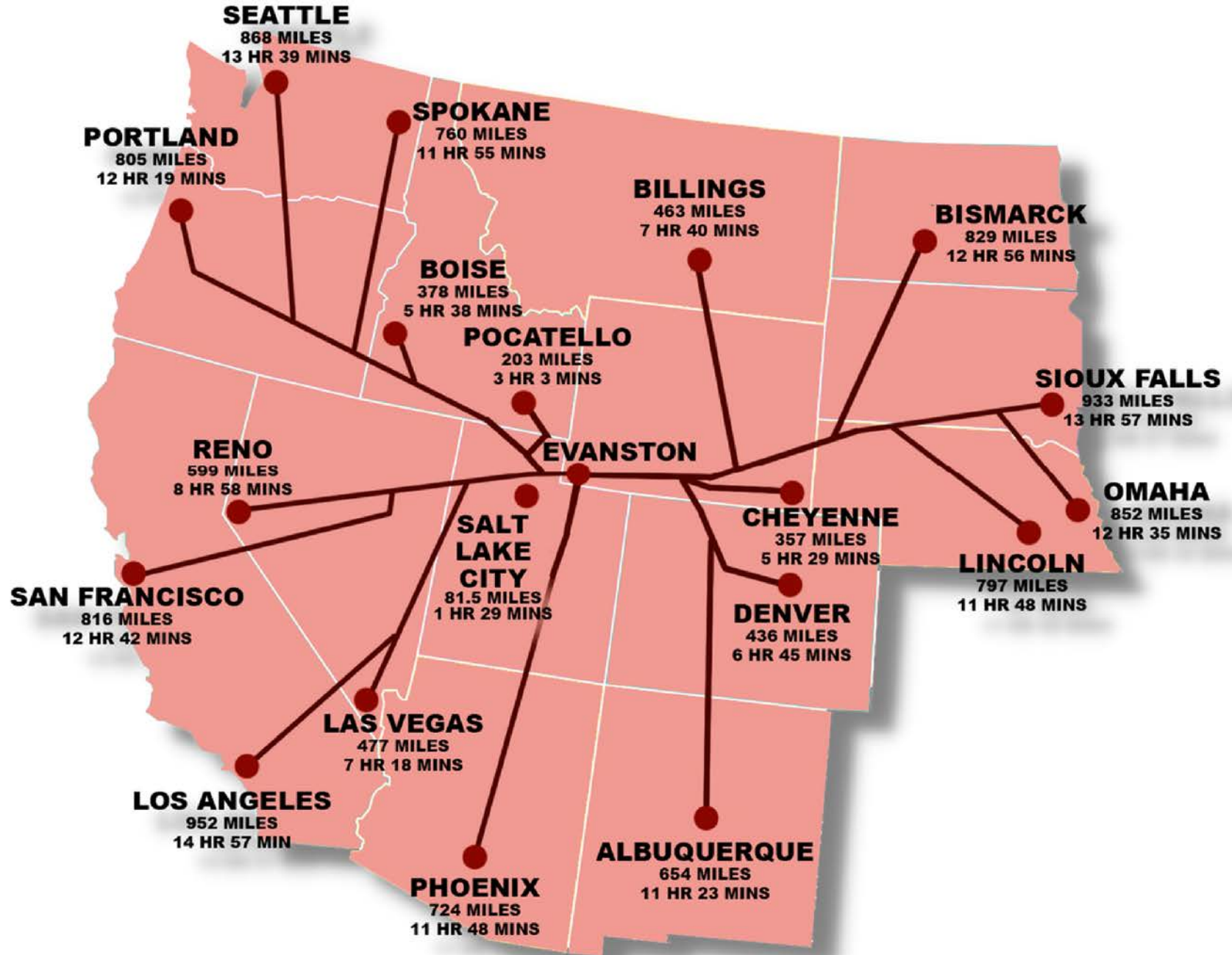
In The Nation

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	6,402	13,737
TOTAL HOUSEHOLDS	2,455	5,032
AVG HOUSEHOLD INCOME	\$65,361	\$71,879
MEDIAN HOUSEHOLD INCOME	\$53,843	\$61,567

Distance to Metro Areas

Park City, UT	67.1 Miles (1 Hour and 8 Minutes)
Salt Lake City, UT	87 Miles (1 Hour and 23 Minutes)
Denver, CO	439 Miles (6 Hours and 53 Minutes)
Las Vegas, NV	481 Miles (7 Hours and 12 Minutes)
Los Angeles, CA	749 Miles (11 Hours and 18 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.

PEAK COLLECTIVE
REAL ESTATE
COMMERCIAL REAL ESTATE SERVICES

kwCOMMERCIAL



STALWART
CORP.

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL REAL ESTATE SERVICES

KODY WATTS

Commercial Real Estate Broker

801-948-3783

Kody@PeakCollectiveGroup.com

kw COMMERCIAL