

FOR SALE/LEASE 9,250 SF INDUSTRIAL WAREHOUSE/OFFICE 8.92 AC LAND



5026 County Rd 151, Evanston, WY 82930

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FOR SALE/LEASE

LIST PRICE: \$850,000

LEASE RATE: \$6/SF/NNN OR \$4,625/MONTH

CAM FEES: \$318.36/MONTH

9,250 SF
TOTAL BUILDING SF

6,250 SF
WAREHOUSE SF

3,000 SF
OFFICE SF



Industrial property for Sale, Lease, or Lease with an Option to Purchase. The property features a 9,250 SF building on an 8.92-acre parcel. The warehouse has 6,250 SF plus there are 5 large offices, 4 restrooms, a kitchen/breakroom, reception area, storage room, and 3 overhead garage doors that are 14x12 foot, 15x16 foot, and 15x12 foot.

Located just outside of Evanston City limits and has easy access and roughly a 10-minute drive to Interstate 80. About a 1 hour drive from Salt Lake City and about a 45 minute drive from Rock Springs. Perfect for an owner user or can be easily leased up as an investment property. Zoned for heavy industrial. The soon to be constructed Kemmer, Wy nuclear power plant will make Evanston a hotspot for warehousing needs for the project.

PROPERTY DETAILS

Address: 5026 County Rd 151,
Evanston, WY 82930

Tax ID Numbers: 016396

Zoning: INDUSTRIAL

Total Property Taxes \$2,245.23/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%



Executive Summary

- Reception Area
- Storage Room
- 5 Large Offices
- Kitchen/Breakroom
- 4 Restrooms
- Large Office
- 15x16 & 15x12 Bay Doors



AERIAL MAP



8.92 AC

9,250 SF

AREA MAP



FLOOR PLAN



[Click Here for Virtual Tour/Floor plan](#)

INTERIOR



EXTERIOR



5026 County Rd 151, Evanston, WY 82930



EVANSTON, WY

2.5 Million

Population

100 Mile Radius

Tax-Friendly

Lowest Tax Structure

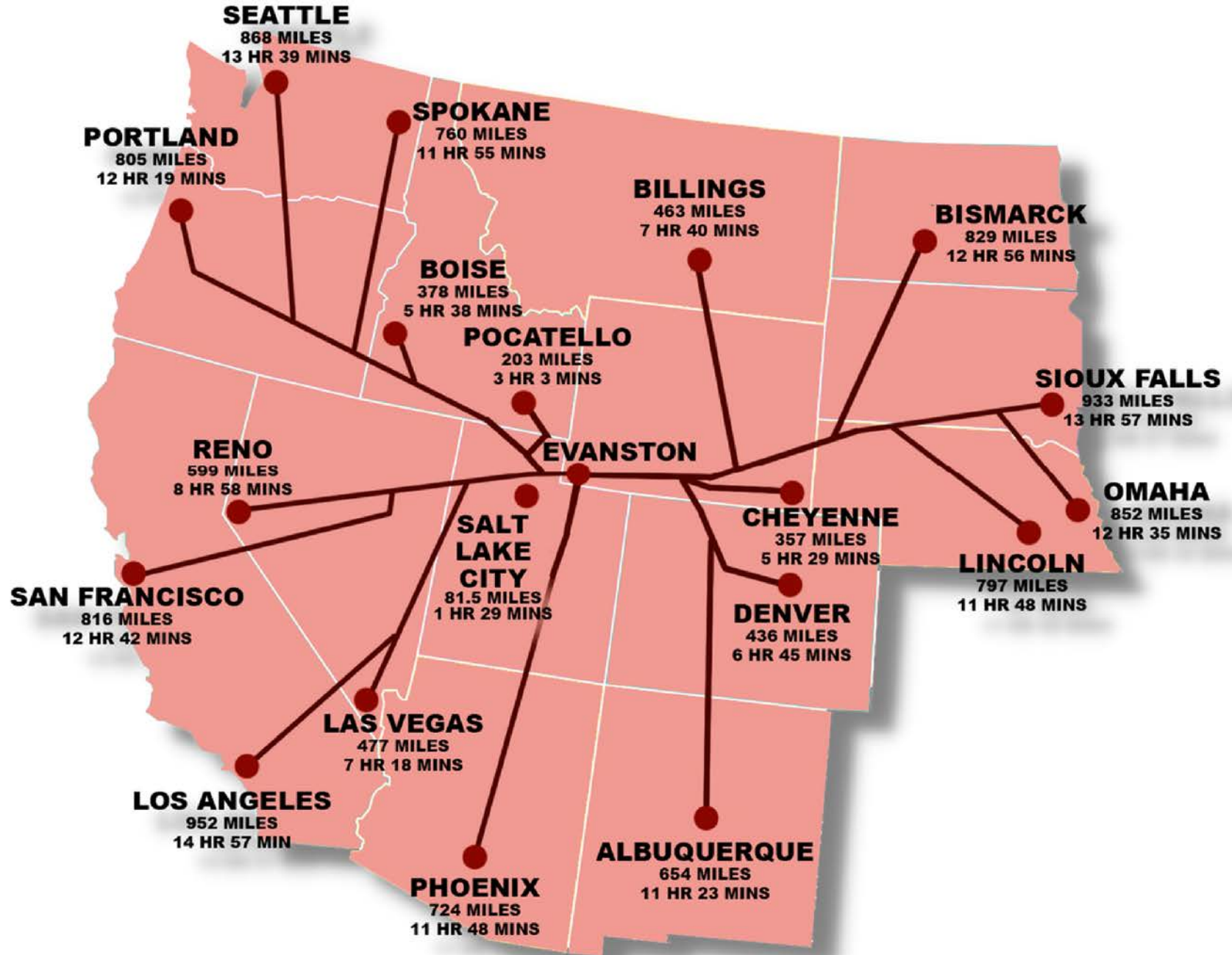
In The Nation

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



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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