

PEAK COLLECTIVE

R E A L E S T A T E

RESIDENTIAL | COMMERCIAL | INVESTMENT



91 ALLEGIANCE

UNIT G - EVANSTON, WYOMING

1,500 SF WAREHOUSE & OFFICE SPACE WITH 14 FT OVERHEAD DOOR

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	91 Allegiance Unit G Evanston, WY 82930
Warehouse SF	1,050 SF
Office SF	450 SF
Total Available SF	1,500 SF
Price Per SF	\$7.80/SF/YR
Property Type	Industrial
Lease Type	NNN
CAM Fees	\$1/SF/YR
Base Rent + CAMs	\$1,100/Mo
Zoning	IE - Industrial
Overhead Doors	1
Year Built	1980



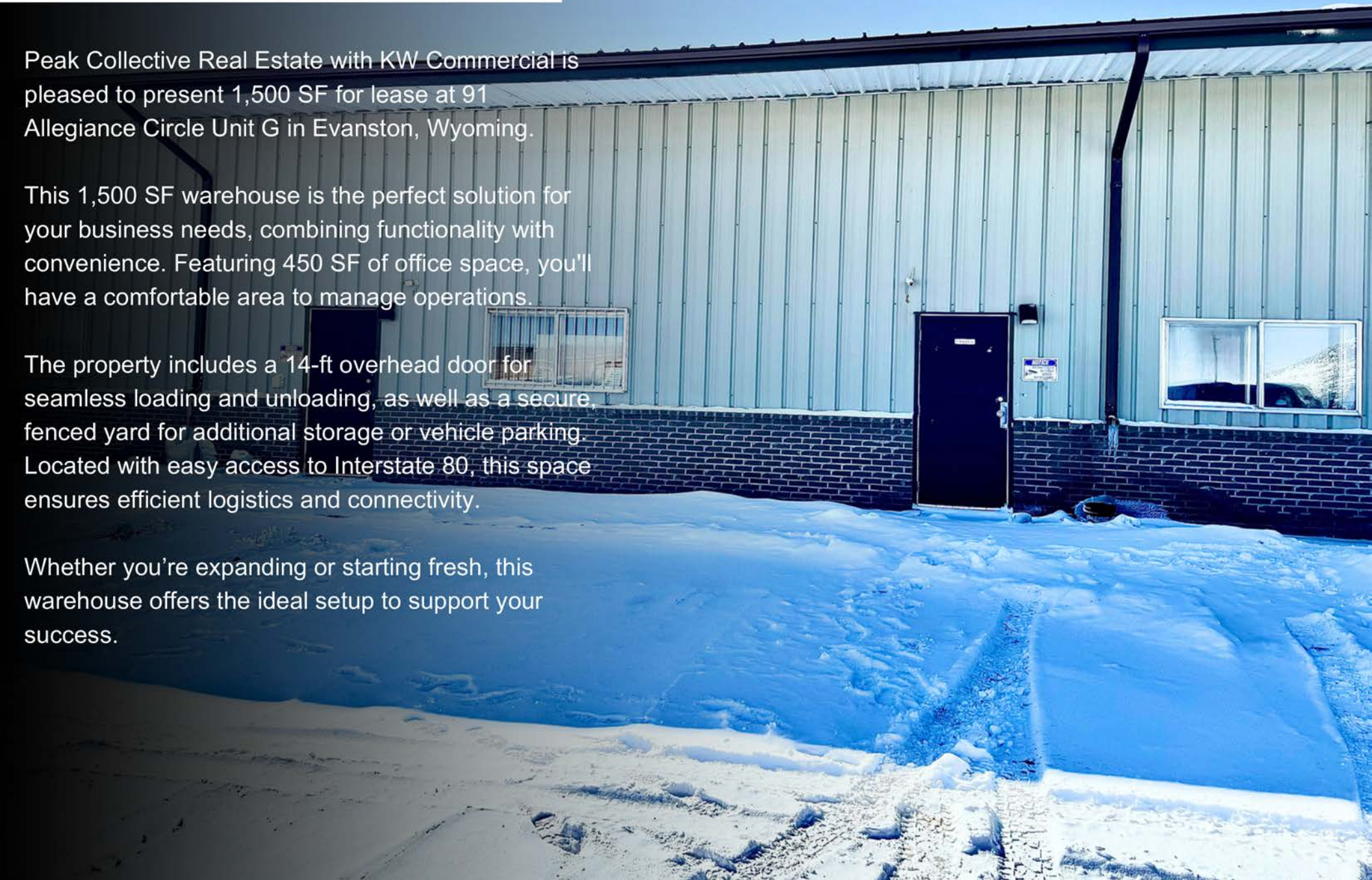
PROPERTY OVERVIEW

Peak Collective Real Estate with KW Commercial is pleased to present 1,500 SF for lease at 91 Allegiance Circle Unit G in Evanston, Wyoming.

This 1,500 SF warehouse is the perfect solution for your business needs, combining functionality with convenience. Featuring 450 SF of office space, you'll have a comfortable area to manage operations.

The property includes a 14-ft overhead door for seamless loading and unloading, as well as a secure, fenced yard for additional storage or vehicle parking. Located with easy access to Interstate 80, this space ensures efficient logistics and connectivity.

Whether you're expanding or starting fresh, this warehouse offers the ideal setup to support your success.



91 ALLEGIANCE

UNIT G





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.



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."



CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 91 Allegiance Cir, Evanston, Wyoming 82930. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



Kody Watts

Commercial Real Estate Broker

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