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KELLERWILLIAMS. REALTY  
Kody M. Watts RE-15364



4145 WY 150

EVANSTON, WY

2,600 SF INDUSTRIAL BUILDING ON .49 AC FOR LEASE

# PROPERTY SUMMARY

## PROPERTY INFORMATION

<b>Offering Type</b>	<b>For Lease</b>
<b>Property Address</b>	<b>4145 WY 150 Evanston, WY 82930</b>
<b>Building SF</b>	<b>2,600 SF</b>
<b>Total AC</b>	<b>.49 AC</b>
<b>Price Per SF</b>	<b>\$6.00/SF/YR</b>
<b>Property Type</b>	<b>Industrial</b>
<b>Lease Type</b>	<b>NNN</b>
<b>CAM Fees</b>	<b>\$1.14/SF/YR</b>
<b>Base Rent + CAMs</b>	<b>\$1,547/Mo</b>
<b>Zoning</b>	<b>IE - Industrial</b>
<b>Overhead Doors</b>	<b>3</b>



# PROPERTY OVERVIEW

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This 2,600 SF industrial building in Evanston, Wyoming, offers a prime location with ample yard space on a 0.49-acre lot.

Situated in a gated industrial park, the property provides convenient access to both downtown Evanston and major transportation routes, just a 5-minute drive from the city center and only 3.5 miles to the I-80 freeway, making it a strategic gateway between Salt Lake City and Denver.

The building is separately metered for gas and electricity, ensuring efficiency for tenants. It comes equipped with an industrial heater and private restroom, and boasts three roll-up overhead doors—14 x 12, 12 x 10, and 8 x 8.

With industrial zoning in place, this property is a versatile choice for businesses looking for a functional, well-positioned space in the heart of Evanston's industrial sector.



4145 WY 150

EVANSTON, WY





## EXTERIOR PHOTOS





EXTERIOR PHOTOS





# INTERIOR 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."





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