

PEAK COLLECTIVE

REAL ESTATE

COMMERCIAL | INVESTMENT | DEVELOPMENT

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

38 PURPLE SAGE RD

ROCK SPRINGS, WY

18,868 SF INDUSTRIAL WAREHOUSE ON 2.36 AC FOR SALE OR LEASE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	38 Purple Sage Rd Rock Springs, WY 82901
Listing Price	\$1,000,000
Building SF	18,868 SF
Price Per SF	\$53/SF
Total AC	2.36 AC
Zoning	I-1 Light Industrial
Year Built	1977
2026 Taxes	\$4,534.11
Parcel Numbers	1806-12-4-00-010-00

LEASE INFORMATION

Price Per SF	\$4.77/SF/YR
CAM Fees	.37/SF/YR
Total Monthly Rent	\$8,081.79/MO
Lease Type	NNN



PROPERTY OVERVIEW

This 18,868-square-foot industrial warehouse in Rock Springs, Wyoming offers a functional layout and convenient access for a wide range of industrial, distribution, service, or owner-user operations.

The property features a 14-foot overhead door, a dock-high loading door, and 3-phase power, providing flexibility for shipping, receiving, equipment, and manufacturing-related uses.

Located within a light industrial zoning district, the property benefits from direct access to Interstate 80, making it well positioned for regional transportation and logistics.

Its location just minutes from the City of Rock Springs provides convenient access to local businesses, workforce, services, and amenities while maintaining the advantages of an industrial setting.

With strong interstate connectivity, versatile loading capabilities, 3-phase power, and nearly 19,000 square feet of industrial space, this property presents an attractive opportunity for businesses seeking a strategically located warehouse facility in southwest Wyoming.



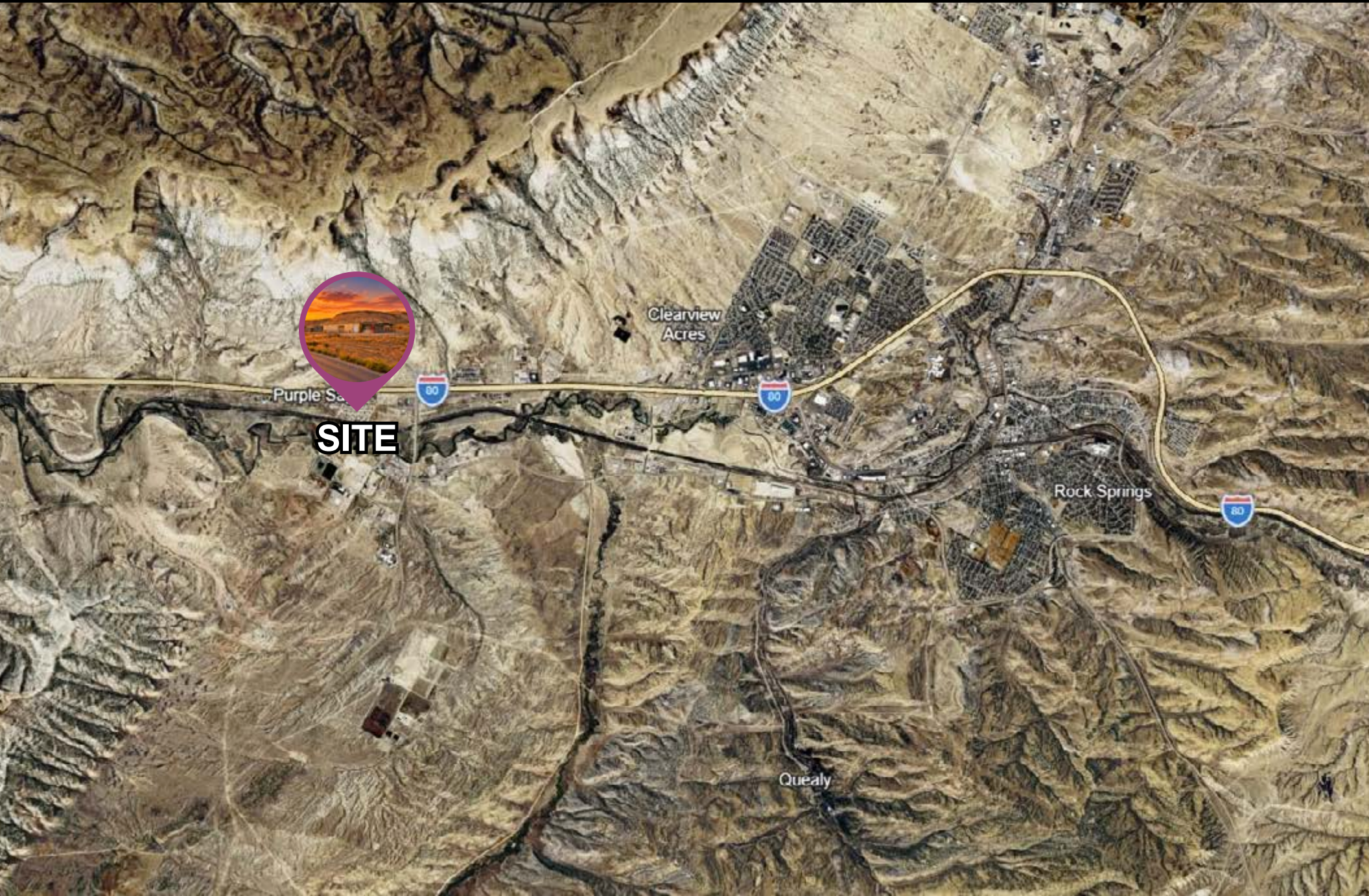
38 PURPLE SAGE RD

ROCK SPRINGS, WY



38 PURPLE SAGE RD

ROCK SPRINGS, WY





MARKET ANALYSIS

The industrial market in Rock Springs, Wyoming, is positioned for growth and offers a range of opportunities for businesses and investors. Situated in southwestern Wyoming, Rock Springs benefits from its strategic location along major transportation routes, including Interstate 80 and the Union Pacific Railroad, which serve as vital corridors for freight movement across the western United States. This connectivity makes the region a hub for logistics, manufacturing, and energy-related industries.

Rock Springs is bolstered by its proximity to abundant natural resources, particularly coal, natural gas, and trona, which have historically driven the local economy. The area's role in supporting energy production, mining, and related services provides a solid foundation for industrial businesses seeking to align with these sectors. Additionally, Wyoming's pro-business climate, with low taxes and a supportive regulatory environment, enhances the appeal for companies considering relocation or expansion.

The combination of strategic location, resource availability, skilled labor, and favorable business conditions makes Rock Springs an attractive option for industrial growth and investment in the Mountain West region.



EXTERIOR PHOTOS





EXTERIOR PHOTOS







INTERIOR PHOTOS





INTERIOR PHOTOS





Rock Springs, WY

Rock Springs, Wyoming, is a vibrant city nestled in the heart of Sweetwater County in southwestern Wyoming. Known as the "City of 56 Nationalities" due to its rich cultural diversity stemming from its history as a coal-mining hub, Rock Springs offers a unique blend of heritage and modern living.

The city is strategically located along Interstate 80, making it a vital crossroads for transportation and commerce in the region. With a population of just over 23,000, Rock Springs combines the charm of a close-knit community with the amenities of a regional economic center. Its strong ties to energy production, particularly natural gas and trona mining, drive its economy, while investments in infrastructure, education, and tourism are shaping its future.

Outdoor enthusiasts are drawn to the nearby Flaming Gorge National Recreation Area, Killpecker Sand Dunes, and miles of open Wyoming wilderness, making Rock Springs a city that balances industry, culture, and natural beauty.





**KW WESTERN
TRAILS**
KELLERWILLIAMS. REALTY

Kody M. Watts

Commercial Real Estate Broker

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

📞 801-948-3783

🌐 www.Peak-CRE.com

✉️ Kody@PeakCollectiveGroup.com

RE-15364

