

PEAK COLLECTIVE

REAL ESTATE

RESIDENTIAL | COMMERCIAL | INVESTMENT

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



96

RED WILLOW ROAD
EVANSTON, WYOMING

14,904 SF INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

PROPERTY SUMMARY

PROPERTY INFORMATION

Property Address	96 Red Willow Road Evanston, WY
Sales Price	\$1,400,000
Price Per SF	\$93.93/SF
Total SF	14,904 SF
Total AC	1.22 AC
Zoning	Established Industrial
Power	3-Phase
2026 Taxes	\$7,751.64
Year Built	2024
Parcel ID	162030300063

LEASE INFORMATION

Lease Price Per SF	\$6/SF/YR
CAM Fees	\$0.52/SF/YR
Total Monthly Rent	\$8,097.84/MO
Lease Type	NNN

CAM Fees only include property taxes. Tenant responsible for insurance, utilities and property maintenance.



PROPERTY HIGHLIGHTS

This 14,904 SF industrial warehouse, built in 2024, offers modern infrastructure, substantial clear height, and flexible functionality for a wide range of industrial, distribution, manufacturing, or owner-user operations.

The facility is equipped with 3-phase, 250-amp power, a fire suppression system, and roughed-in plumbing to support future operational needs.

The warehouse features a high-cube 33-foot ceiling, providing excellent vertical storage capacity and efficient use of interior space. Loading access includes a dedicated loading dock, a 10' x 10' roll-up door, and a 14' x 14' ground-level roll-up door for convenient movement of equipment, inventory, and vehicles.

Heating is provided by two radiant heat units and one unit heater, helping maintain a functional working environment throughout the year.

With its newer construction, modern building systems, generous ceiling height, and versatile loading capabilities, the property is well positioned for businesses seeking a high-quality industrial facility with room to adapt and grow.



ADDITIONAL SPACE **AVAILABLE**

97 RED WILLOW

TOTAL SF: 50,770 SF
TOTAL AC: 4.21 AC
LIST PRICE: \$3,100,000
TOTAL MONTHLY RENT: \$26,696.56

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RED WILLOW ROAD

4.21 AC

50,770 SF

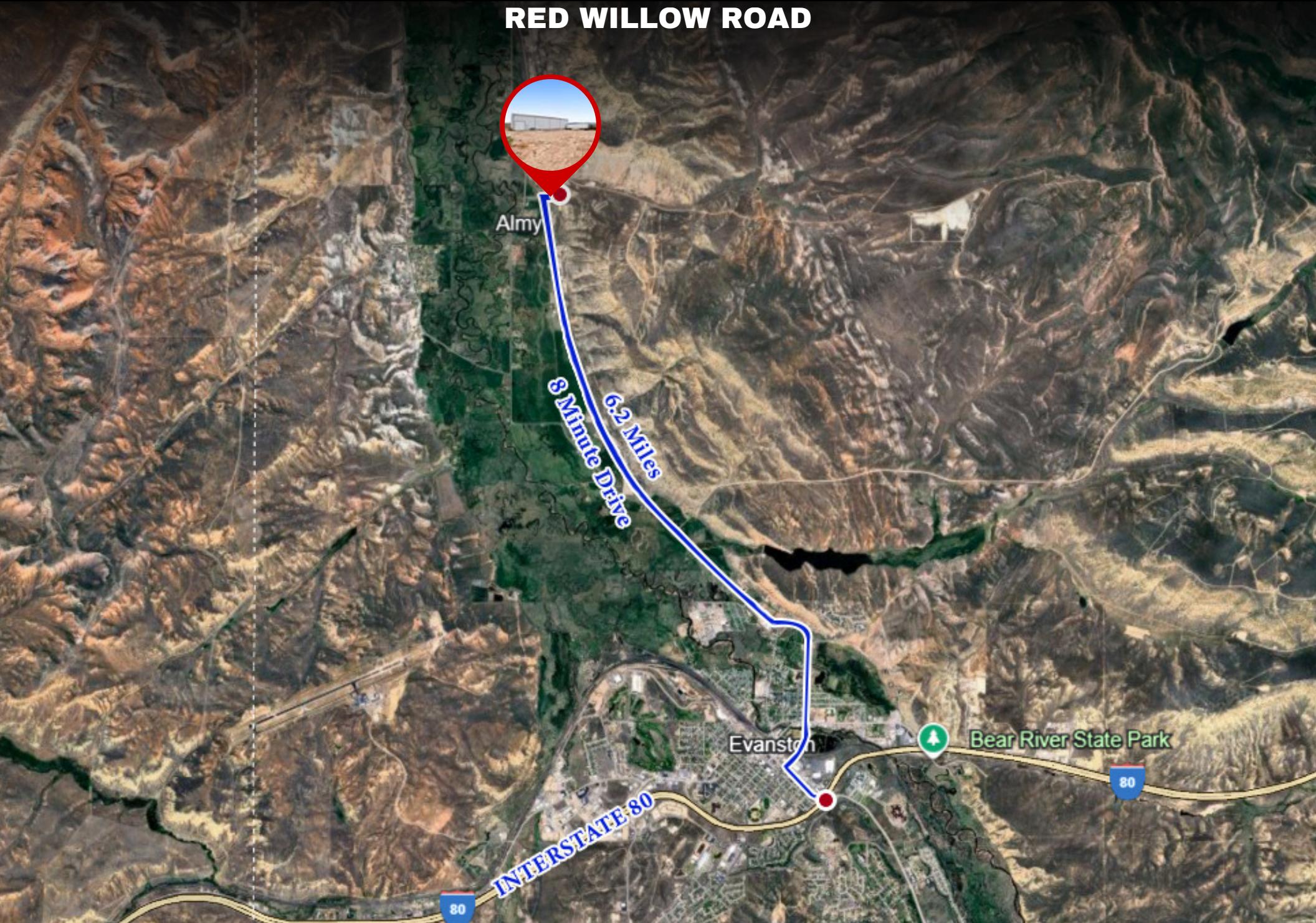
14,904 SF

1.22 AC

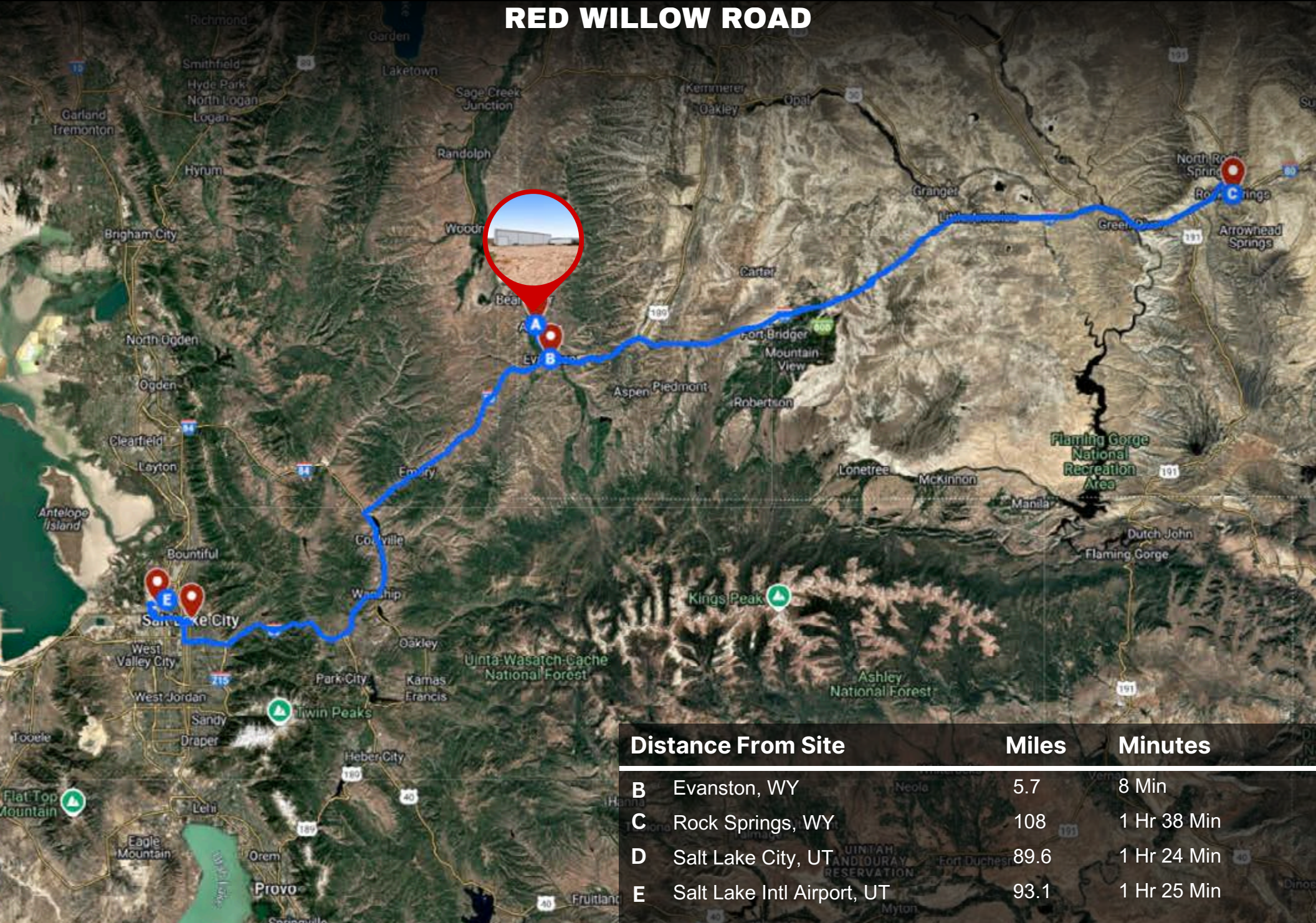


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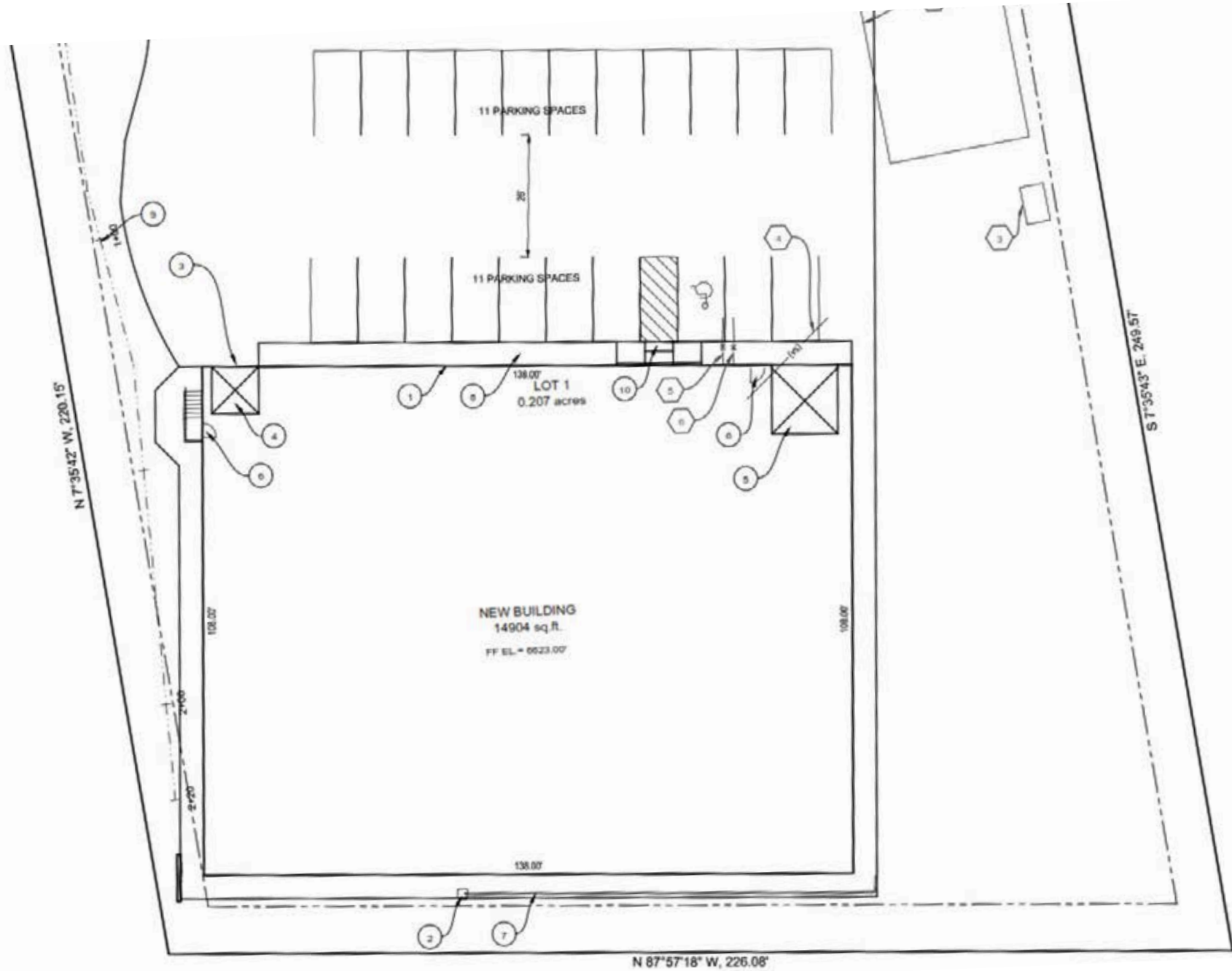
RED WILLOW ROAD



RED WILLOW ROAD



RED WILLOW ROAD



I-E ZONING PERMITTED USE

- Assembly Facilities
- Boats Sales
- Day Care Centers
- Equipment & Appliance Repair
- Equipment Storage
- Fabrication Facilities
- Furniture & Carpet Warehouses
- Gasoline Service Stations
- Junkyards, Auto Wrecking and Salvage Yards
- Manufacturing Facilities
- Mineral Extraction Facilities
- Mobile Homes Sales
- Motor Vehicle Sales
- Offices
- Printing Services
- Processing Facilities
- Recreational Buildings & Uses
- Research/Testing Laboratories
- Restaurants inc. Alcoholic Beverage Licenses
- Retail/Wholesale Club
- Service Garages
- Transportation Centers
- Welding Facilities
- Warehousing
- Wholesale Operations

I-E ZONING CONDITIONAL USE

- Animal Hospitals
- Automobile Repair
- Car Washes
- Cold Storage
- Contractors
- Disposal
- Equipment Dealers
- Extractive Industries
- Firewood
- Helipads
- Kennels
- Lumber Yards
- Municipal Buildings and Facilities
- Nursery
- Paint & Body Shops
- Private Amusement
- Private Recreation
- Production
- Processing and/or Storage of Hazardous Materials
- Public Utility Buildings and Facilities
- Sales
- Storage Rental
- Trucking
- Windmills



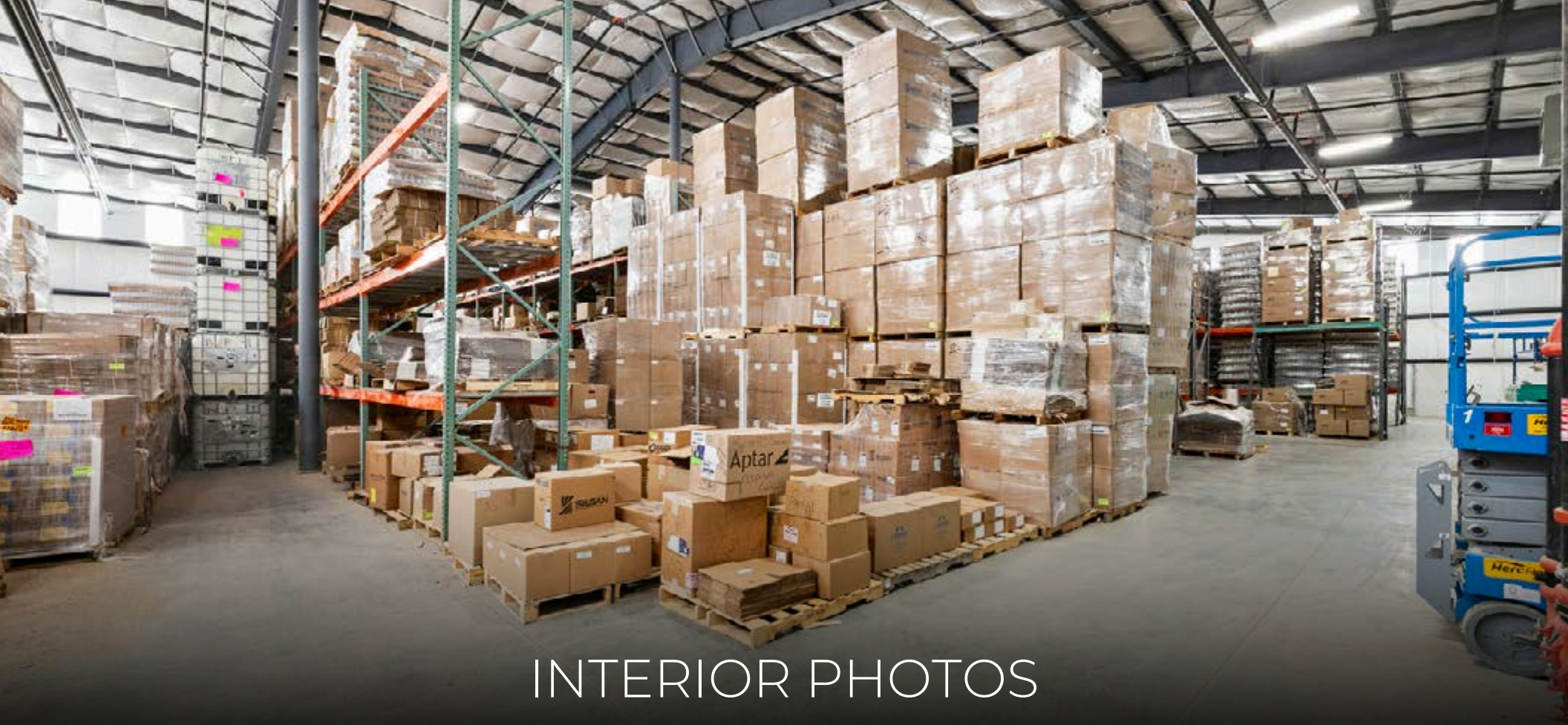
VIRTUAL TOUR
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EXTERIOR PHOTOS









MARKET DEMOGRAPHICS

Evanston, Wyoming has a lot to offer in the commercial market. From Affordable shovel-ready sites, cheap energy rates, and no corporate taxes make Evanston the ideal location for businesses wanting to locate near the Wasatch Front.

Evanston's diverse business ecosystem includes healthcare, advanced manufacturing, wind farms, aerospace contractors, DoD contracted manufacturers, and more.

Evanston is also an incredible place to live. This charming historic community has a bustling downtown, access to the best skiing in the world and sits at the crossroads of the best outdoor recreation in the United States.

SUMMARY

	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	6,607	13,229	14,068
Total Households	2,479	4,817	5,203
Avg Household Income	\$71,469	\$73,002	\$72,663
Median Age	37.2	37.6	37.9
Total Consumer Spending	\$79M	\$157.4M	\$171.3M



MARKET ANALYSIS

Evanston's industrial market is uniquely positioned for long-term growth thanks to its location, infrastructure, and supportive business climate.

Situated along Interstate 80 and served by Union Pacific rail, the city provides seamless access to regional and national distribution channels, particularly into the Salt Lake City metro, while offering lower operating costs than larger markets. The community has made industrial development a priority, with sites that are already zoned, utility-ready, and well-suited for both small businesses and large-scale users.

This has fostered a diverse industrial base that includes manufacturing, energy services, transportation, and advanced materials, providing stability and resilience to the local economy.

Evanston also benefits from Wyoming's tax advantages, business-friendly regulations, and an available workforce that supports both traditional and emerging industries. Combined with its affordability and room for expansion, Evanston offers a compelling environment for companies and investors seeking a strong foothold in the Intermountain West.



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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