



EVANSTON INDUSTRIAL FOR SALE OR LEASE



531 WASATCH ROAD EVANSTON, WY

INDUSTRIAL SALE OR LEASE

SALE PRICE: \$3,250,000



PROPERTY INFORMATION

- 33,449 +/- SF total
15,360 SF office
18,080 SF warehouse/shop
- All or part -- buildings may be sold separately
- Immediate I-80 access
- 5 acre storage and lay down lot
- [10] overhead doors - all ground level
[9] 14' x 16'
[1] 12' x 14'
- 600 Amp, 480 Volt, 3 phase service
- Floor drains throughtout shop
- Heated floors in both buildings
- 24" thick flooring in shop
- 10 ton overhead crane in shop
- Interior truck wash bay including high pressure water-steam system
- No corporate or income taxes in Wyoming
- Lease rate:
Office - \$10.00/SF NNN
Shop - \$7.00/SF NNN

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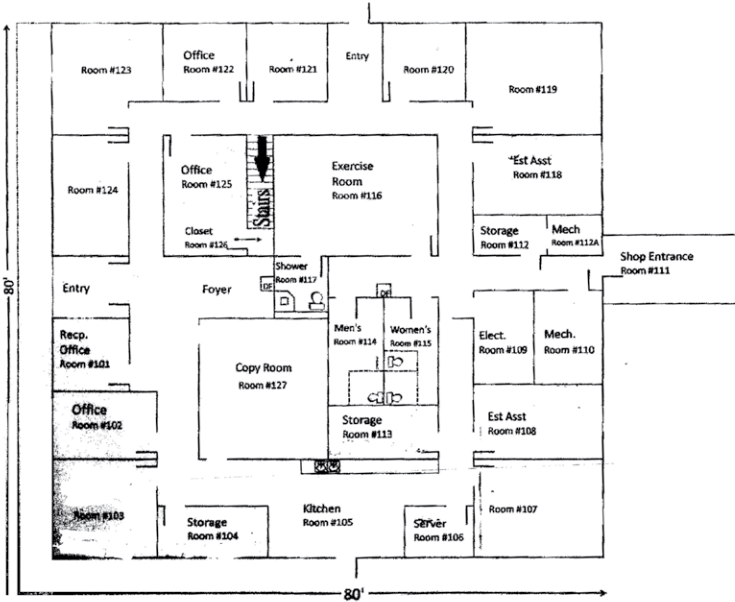


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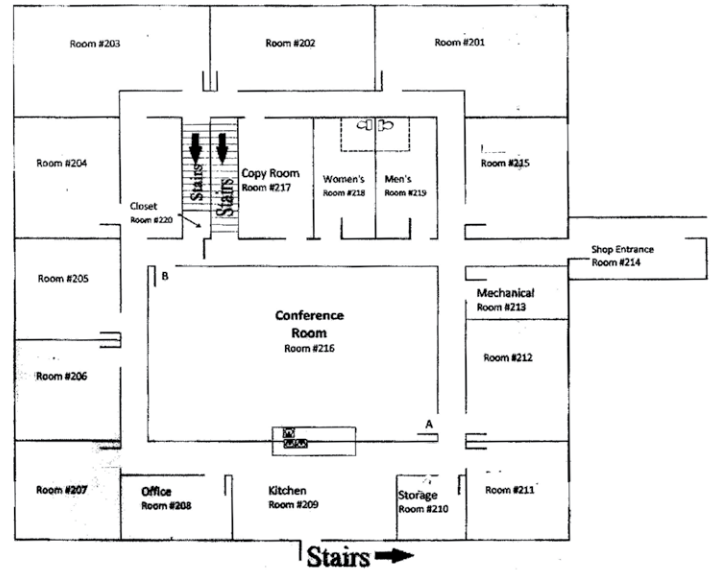


OFFICE FLOOR PLANS

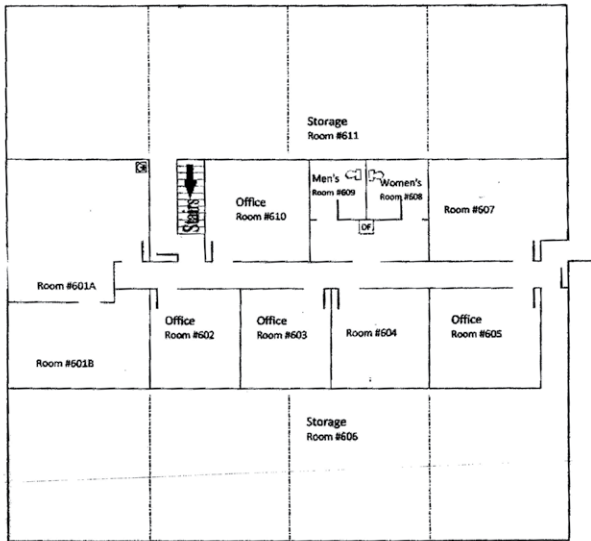
1st Floor



2nd Floor



3rd Floor



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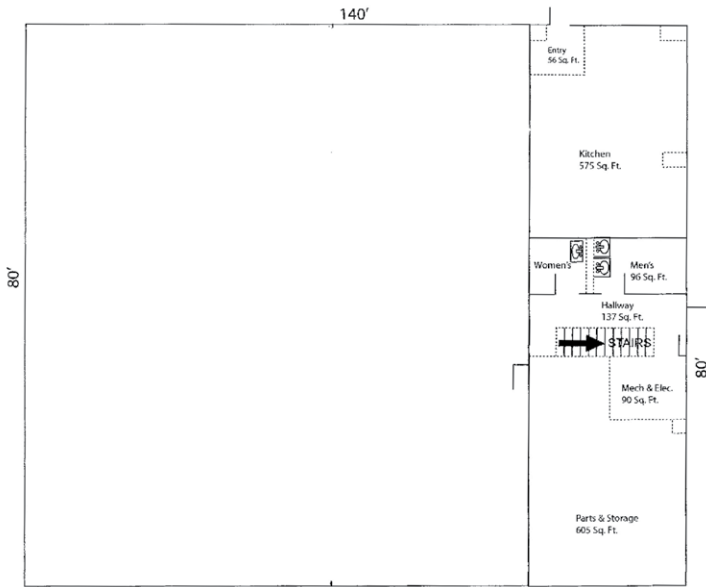


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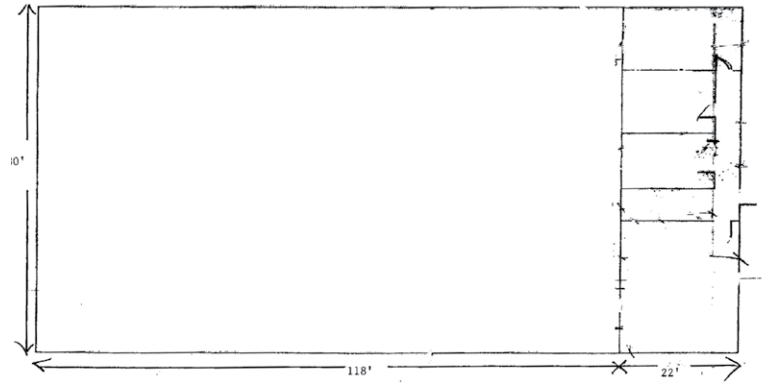


SHOP FLOOR PLANS

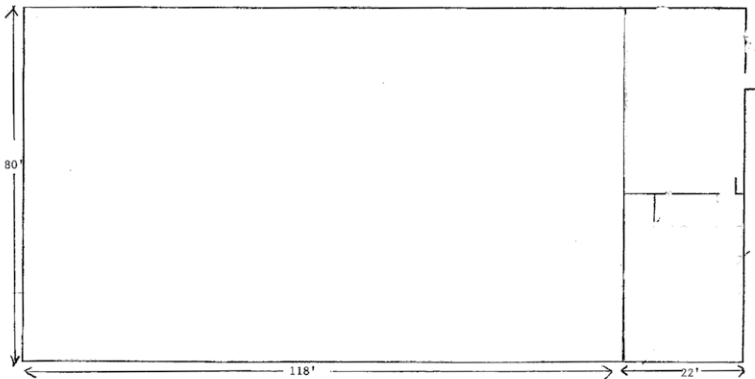
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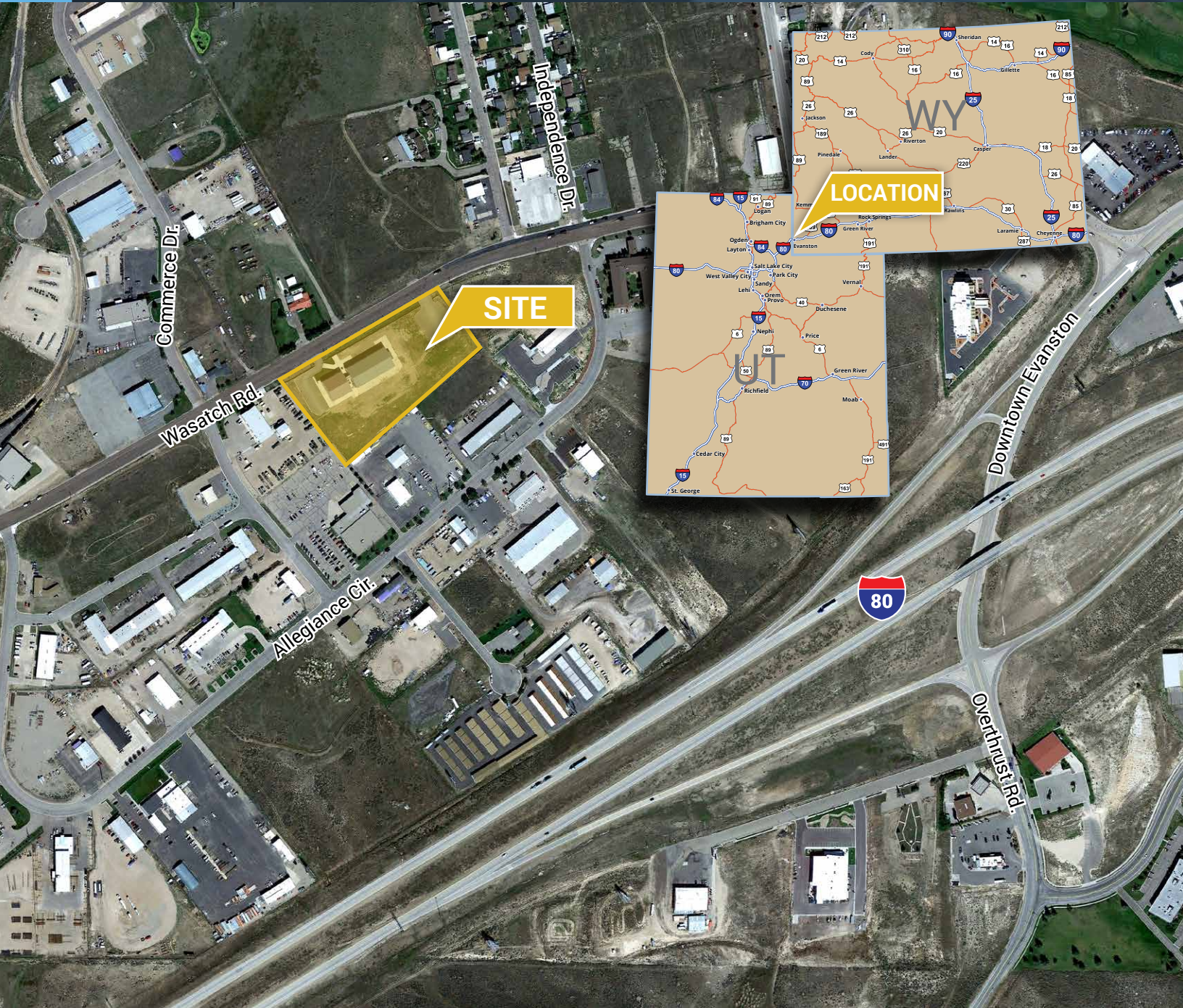
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