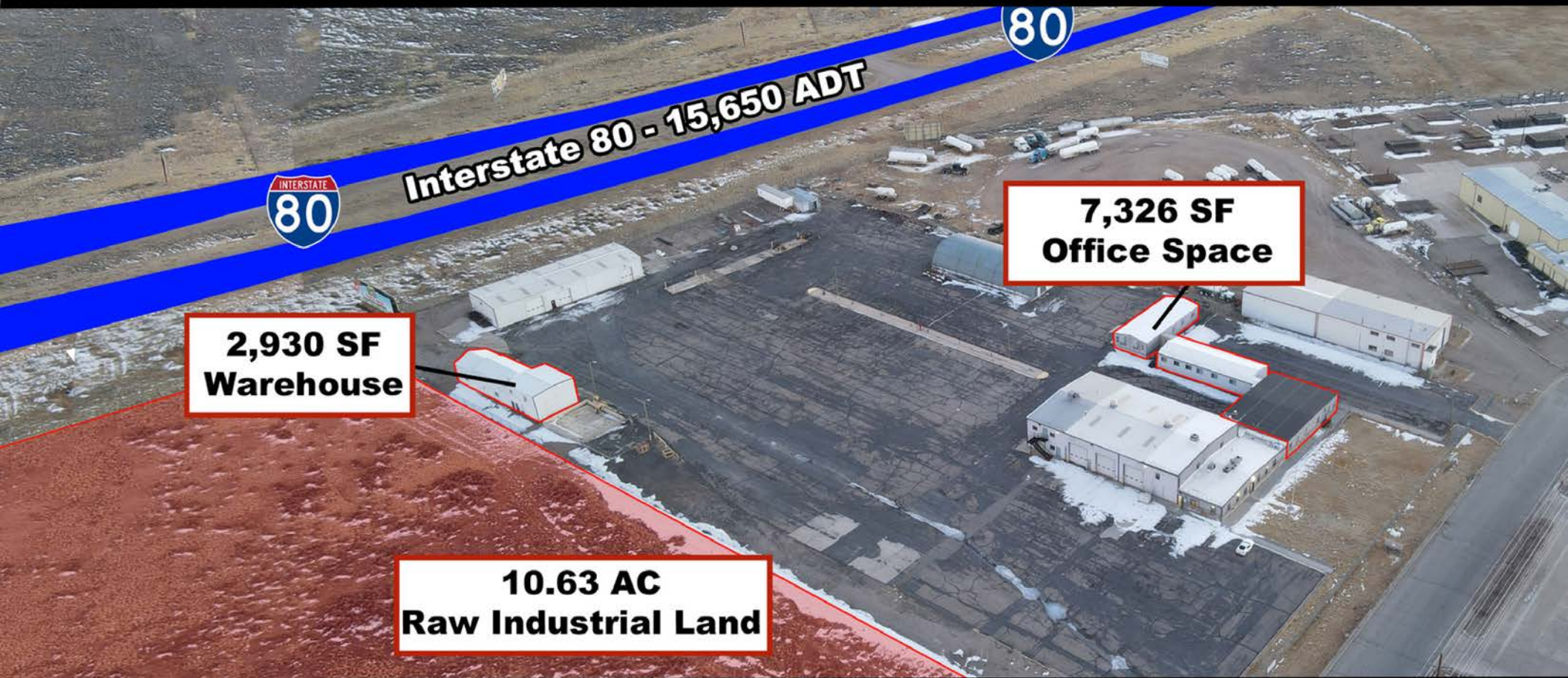


2,930 SF INDUSTRIAL BUILDING 7,326 SF OFFICE SPACE

10.63 AC RAW LAND | 0.1-1.5 AC OF PAVED YARD SPACE



71 ALLEGIANCE CIRCLE, EVANSTON, WY 82930

KODY WATTS | 801-948-3783 | KODYWATTS@LIVE.COM

71 ALLEGIANCE CIRCLE, EVANSTON, WY 82930



THE OPPORTUNITY

2,930 SF | \$5/SF/YR | \$0.55/SF/YR | \$1,355
BUILDING #2 SF | LEASE RATE | CAM FEES | MONTHLY RENT

7,326 SF | \$4-6/SF/YR | OR | \$350-450/Month
OFFICE SF | LEASE RATE FULL SERVICE | PER OFFICE

0.5-1.5 of Paved Yard Space Available at \$0.40/SF/YR

10.63 AC of Raw Industrial Yard Space Available Call for Pricing

Peak Collective Real Estate with KW Commercial is pleased to present **four distinctive leasing options**. These include a **2,930 square feet heated warehouse with a bathroom**, **7,326 SF of divisible office space**, **0.5-1.5 acres of paved yard space**, and **10.63 AC of raw industrial land**.

The warehouse space, office space, and yard space may be rented together as a package or separately to suit a potential tenant's specific requirements.



EXECUTIVE SUMMARY

2,930 SF Warehouse

- 2,930 SF of Warehouse with one 14-foot overhead door
- 1 Set of Bathrooms
-

Office Space Totaling 7,326 SF (Divisible down to 100 SF)

- **Offices can be rented individually or in bulk**
 - Individual office units will be leased at \$350-450/Month
 - The lease rate range is dependent on office unit size
 - Bulk office space will be leased at \$4-6/SF/YR Full Service
 - The bulk lease rate applies to potential tenants leasing multiple offices

Paved & Raw Yard Space

- 0.5-1.5 AC of Paved Yard Space
- 10.63 AC of Raw Industrial Land
 - Yard is divisible

Additional Property Highlights

- Fully Fenced Lot
- Heated Warehouses
- Automatic Gate
- Paved Yard Space Available
- Ideal Location for Trucking/Heavy Equipment/Storage
- Easy Access to Interstate 80
- Highway Frontage Perfect for Company Signage
- Semi-truck Power and Charging Island
- Concrete Chemical Wash Basin
- 1 Hour from Salt Lake City, UT





PROPERTY DETAILS

Address: 71 ALLEGIANCE CIRCLE, EVANSTON,
WY

Tax ID Numbers: 003641, 003643, 002624, 002629
003642, 017260, 017261

Zoning: I-E INDUSTRIAL ESTABLISHED

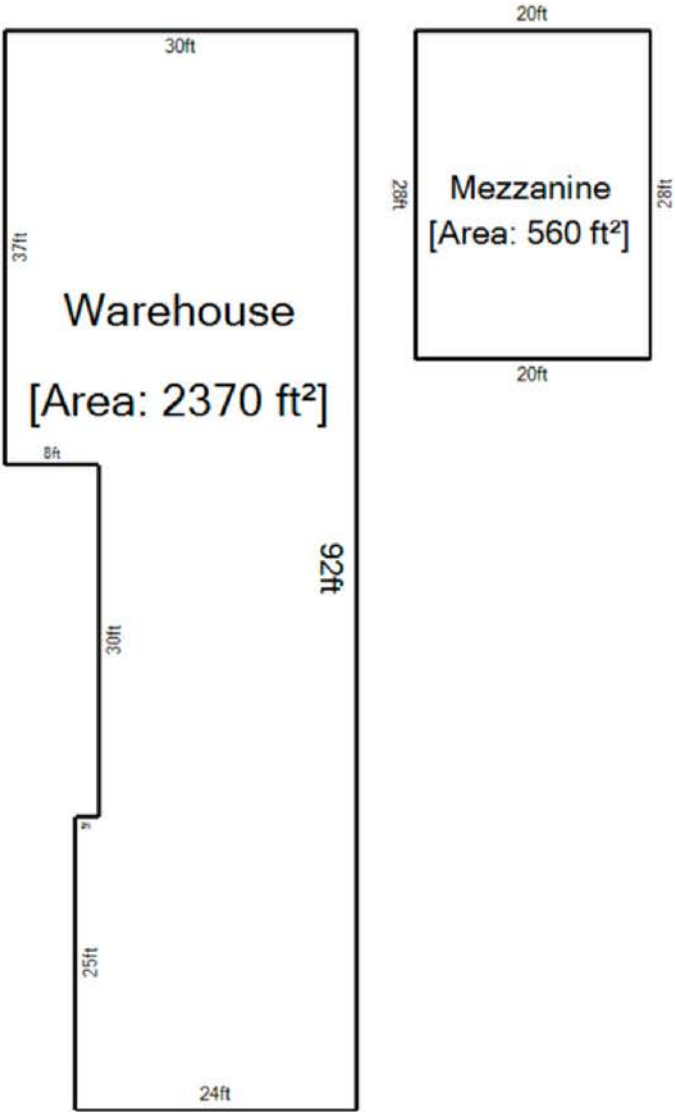
Year Built 1981

Tax Details

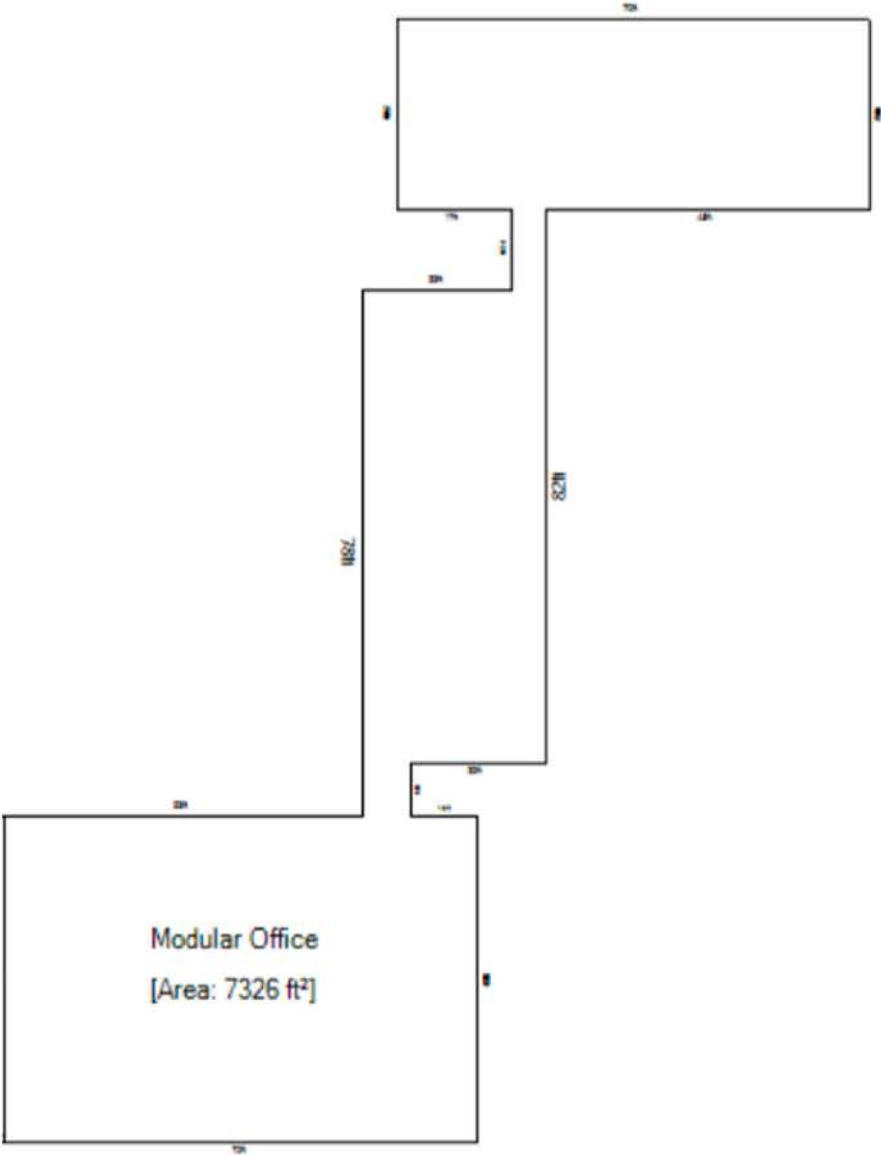
- State Corporate Income Tax: 0%
- State Personal Income Tax: 0%
- State Personal Capital Gains Tax: 0%
- State Corporate Capital Gains Tax: 0%
- State & County Sales Tax: 5%



FLOOR PLAN BUILDING #2



FLOOR PLAN OFFICE SPACE



WAREHOUSE LEASE COMPS

COMPARABLE NO. 1



**4139 State Highway 150, Unit 4
Evanston, Wyoming 82930**

Building Area: 3,584 SF
Signed Date: Jan 25, 2023
Lease Rate: \$6/SF/YR NNN

COMPARABLE NO. 2



**4139 State Highway 150, Unit 3
Evanston, Wyoming 82930**

Building Area: 1,500 SF
Signed Date: Nov 29, 2022
Lease Rate: \$6/SF/YR NNN

COMPARABLE NO. 3



**4139 State Highway 150, Unit 1
Evanston, Wyoming 82930**

Building Area: 2,900 SF
Signed Date: Dec 3, 2022
Lease Rate: \$6/SF/YR NNN

COMPARABLE NO. 4



**4139 State Highway 150, Unit 1
Evanston, Wyoming 82930**

Building Area: 2,900 SF
Signed Date: Mar 1, 2023
Lease Rate: \$6/SF/YR NNN

71 ALLEGIANCE CIRCLE, EVANSTON, WY 82930



EVANSTON, WY

12,721

Population

5 Mile Radius

2.5 Million

Population

100 Mile Radius

Tax-Friendly

Lowest Tax Structure

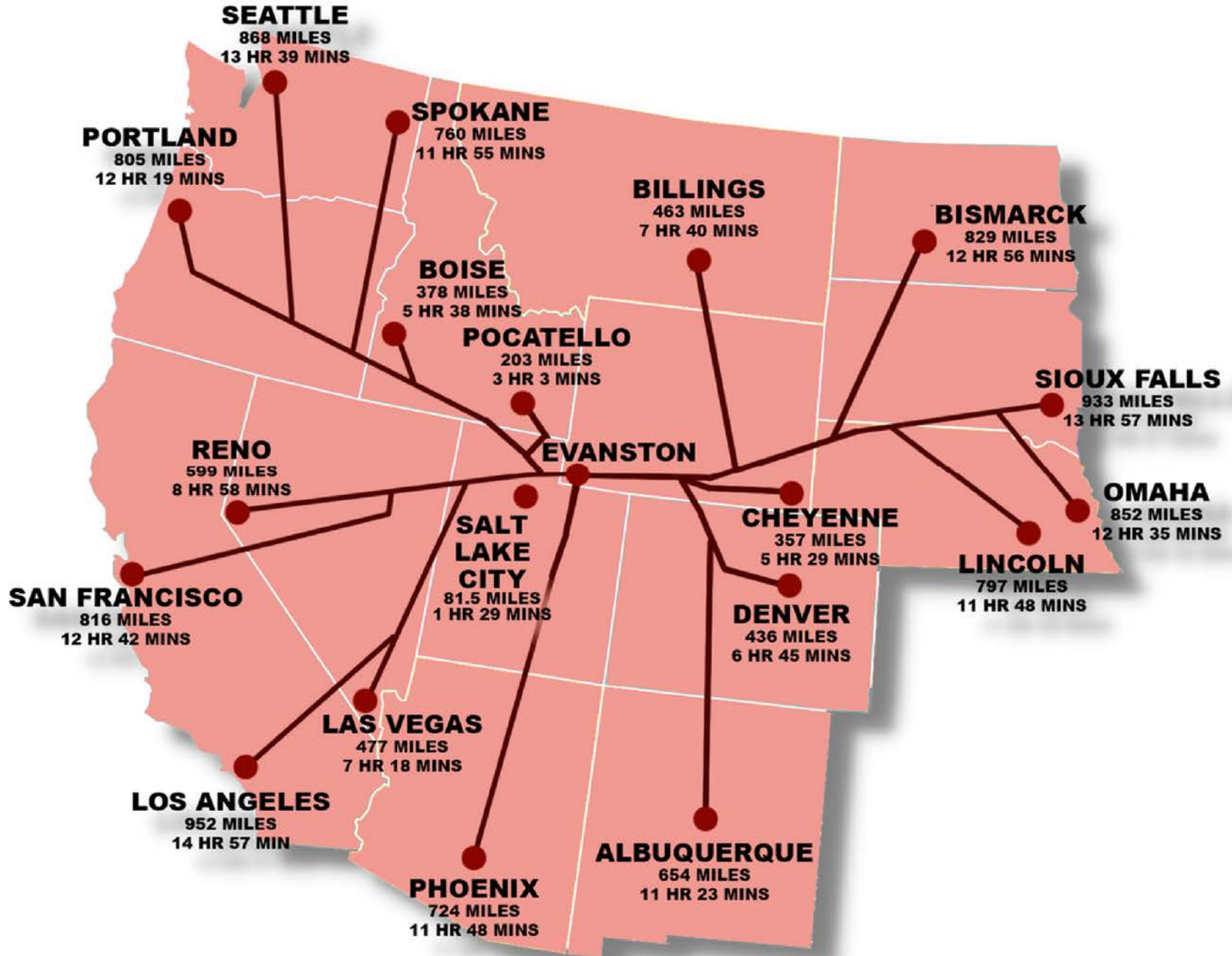
In The Nation

Where nature meets convenience in a tax-friendly environment!

Evanston, WY is a small community located in the southwest corner of the state, bordering Utah, offering a short commute to Salt Lake City and **excellent access to I-80**. It also provides a tax-friendly environment for businesses in Uinta County, with **no corporate or personal income tax, inventory tax, or tax on goods-in-transit**. Wyoming is well-known for its reliable and collaborative business environment.



TRADE AREA MAP



71 ALLEGIANCE CIRCLE, EVANSTON, WY 82930

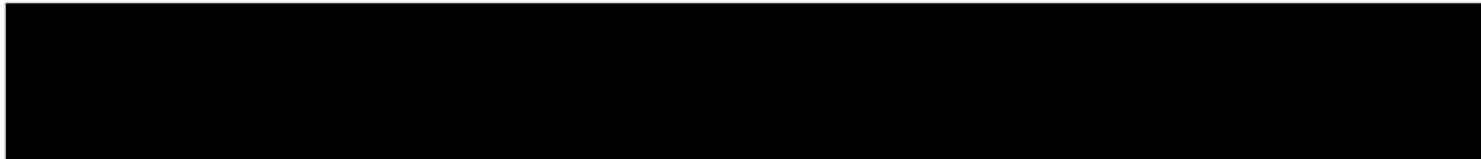
DEMOGRAPHICS

SURROUNDING AREA

	1 MILE RADIUS	5 MILE RADIUS
POPULATION	950	12,721
TOTAL HOUSEHOLDS	327	4,667
AVG HOUSEHOLD INCOME	\$87,244	\$70,083
MEDIAN HOUSEHOLD INCOME	\$74,285	\$58,333

Distance to Metro Areas

Park City, UT	44 Miles (40 Minutes)
Salt Lake City, UT	79 Miles (1 Hour)
Denver, CO	452 Miles (6.5 Hours)
Las Vegas, NV	476 Miles (7 Hours)
Seattle, WY	880 Milles (14 Hours)



CONFIDENTIALITY & DISCLOSURE

This brochure has been prepared to provide summary, unverified financial and physical information to prospective buyers and/or lessees, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Peak Collective Real Estate and KW Commercial have not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Peak Collective Real Estate and KW Commercial have not verified, and will not verify, any of the information contained herein, nor has Peak Collective Real Estate and KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers and/or lessees must take appropriate measures to verify all information set forth herein.

Prospective buyers and/or lessees shall be responsible for their costs and expenses of investigating the subject property.

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