FUELING STATION WITH INDOOR/OUTDOOR STORAGE

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

$8.68/SF
SUBLEASE RATE

38,638 SF
TOTAL BUILDING SIZE

12/31/2031
SUBLEASE EXPIRES

6 LANES
FUELING STATION

7.14 ACRES
SITE SIZE

STORAGE/WAREHOUSE: 7,200 SF
STORAGE/WAREHOUSE: 9,000 SF
STORAGE/WAREHOUSE: 16,138 SF
STORAGE/WAREHOUSE: 6,300 SF
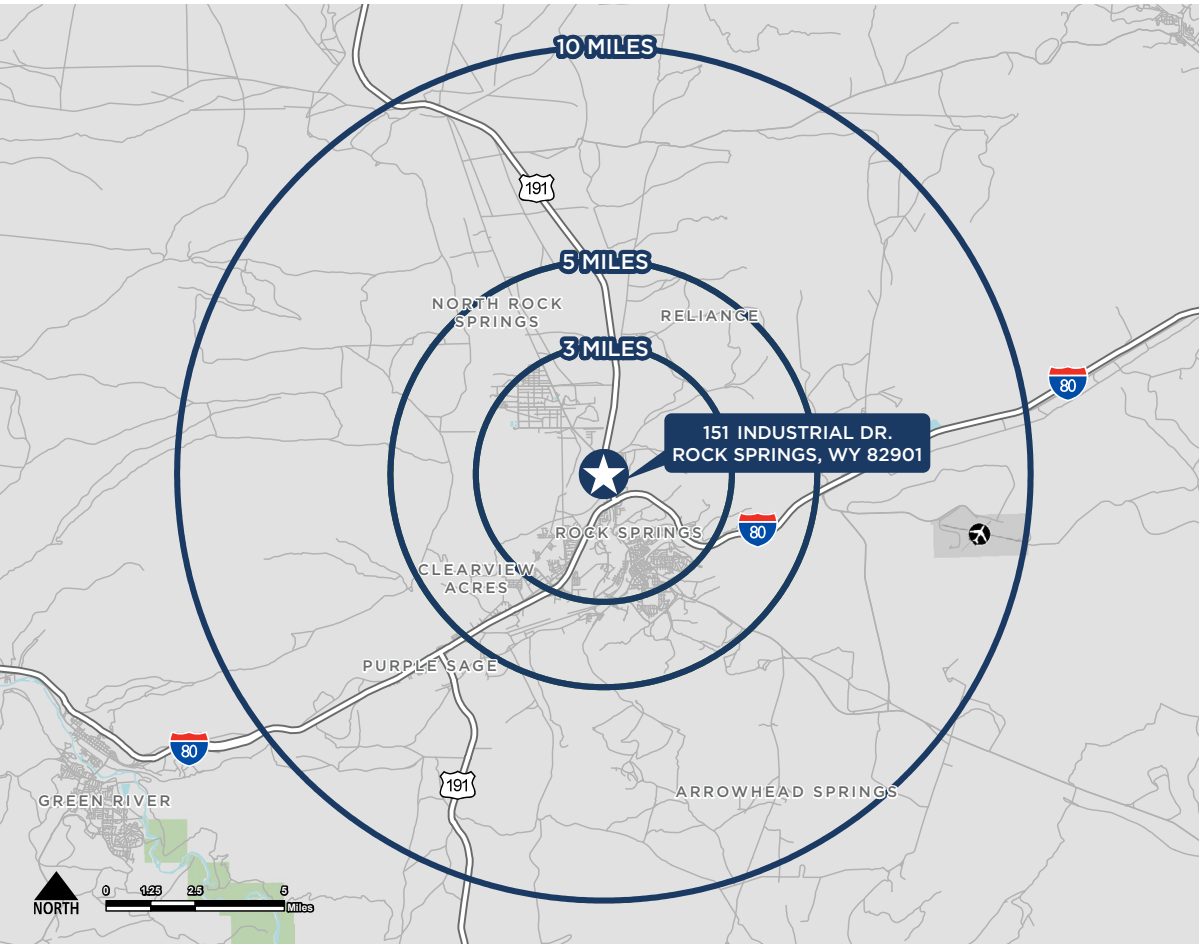BUILDING SIZE

AVAILABLE
TRUCK PARKING

1975/1977
YEAR BUILT

**SITUATED ALONG U.S. 191,
A CROSS-COUNTRY
MERCHANT INTERSTATE**
LOCATION

151 Industrial Drive, Rock Springs, WY 82901

CUSHMAN & WAKEFIELD

Upland St

17

191

9,000 SF

7,200 SF

U.S. Highway 191

Upland St

16,138 SF

Gas Station Canopy

6,300 SF

Elk St

191

N

Industrial Dr

LOCATION
MAP

10 MILES

5 MILES

3 MILES

NORTH ROCK SPRINGS

RELIANCE

191

80

151 INDUSTRIAL DR.
ROCK SPRINGS, WY 82901

ROCK SPRINGS

80

CLEARVIEW ACRES

PURPLE SAGE

GREEN RIVER

80

191

ARROWHEAD SPRINGS

NORTH

0 1.25 2.5 5 Miles

DEMOGRAPHICS

ROCK SPRINGS, WY

2023 TOTAL POPULATION	22,927
2023 TOTAL HOUSEHOLDS	9,192
2023 AVERAGE HOUSEHOLD INCOME	$96,559
2023 AVERAGE HOME VALUE	$350,612
2023 TOTAL EMPLOYEES	11,661

SWEETWATER COUNTY

2023 TOTAL POPULATION	41,513
2023 TOTAL HOUSEHOLDS	16,511
2023 AVERAGE HOUSEHOLD INCOME	$97,242
2023 AVERAGE HOME VALUE	$309,005
2023 TOTAL EMPLOYEES	22,485

Rock Springs, Wyoming, is the 5th most populated city in Wyoming, with a population of nearly 23,000. The city is a beautiful and vibrant community with many recreational activities and events, such as the Sweetwater County Fair with 60,000 attendees every summer, the Sweetwater Blues n' Brews festival, the Rods 'n Rails Car Show, the International Festival, and the National High School Finals Rodeo, projected to draw 10,000 attendees. There is no income tax or corporate income tax.

CUSHMAN & WAKEFIELD

TIRE DEN
point S
TIRE & AUTO SERVICE

AmeriGas.
Driving every day.

Rocky Mountain
Air Solutions

MOUNTAINLAND
SUPPLY COMPANY

**151 Industrial Drive
Rock Springs, Wyoming**

Kum & Go

SUBWAY

191

INDUSTRIAL DR.

MINERAL DR.

PRODUCTION DR.

UPLAND ST.

NPT

KRONE
The Power of Green

Conoco

Exxon

DESERT VIEW
ELEMENTARY SCHOOL

OUTLAW
INN

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