1801

BLAIRTOWN ROAD | ROCK SPRINGS, WYOMING





INDUSTRIAL/FLEX PROPERTY AVAILABLE

FOR SALE OR LEASE

WALK THE PROPERTY

Building 1
Main Floor Office & Warehouse

Building 1
2nd Floor Office

The **229,408** square foot industrial facility is designed to supremely meet the needs of a corporate relocation, regional manufacturing hub, or distribution facility with potential cross dock. The numerous favorable assets of this site include an extensive active rail spur on the Union Pacific rail line, located along major US Highway I-80, heavy power and crane capacity, 28' clear height and 58 loading doors. The six building complex has over 54,000 SF of professional office space, with abundant trailer and auto parking and excess land for expansion and lay down/ assembly on 35 acres. The Rock Springs-Sweetwater Airport is 8 miles away with daily commercial flights to various major cities.

In addition, the state of Wyoming has NO personal and corporate income tax, LOW sales and property taxes and is located in an Opportunity Zone. This facility was designed for Halliburton and they maximized their production for over 16 years in Rock Springs.

Please contact the listing brokers for more information.

772 Whalers Way, Suite 200 | Fort Collins, Colorado 80525 PHONE +1 970 776 3900 | FAX +1 970 267 7419 | cushmanwakefield.com

CUSHMAN & WAKEFIELD

PROPERTY OVERVIEW

1801

BLAIRTOWN ROAD | ROCK SPRINGS, WYOMING

TOTAL AVAILABLE
229,408 SF

LAND SIZE
35.00 Acres

RAIL
Union Pacific
Extensive Rail Spur

PARKING
416 Parking Stalls

LEASE RATE
Negotiable

SALE PRICE
NEGOTIABLE

Contact Listing Brokers to Discuss Pricing Further



Abundant Concrete Paved Trailer & Auto Parking

Heavy Industrial Zoning Allowing for Manufacturing, Vehicle Maintenance and Outside Storage

Excellent Interstate 80 Access

Excess Land for Future Development or Expansion

Rock Springs-Sweetwater Airport within 8 miles with daily flights to various major cities

BUILDING DETAILS

1801

BLAIRTOWN ROAD | ROCK SPRINGS, WYOMING

BUILDING 1 SIZE
148,177 SF (Warehouse Area)
54,598 SF (Office Area)
202,775 SF (Total)

BUILDING 2 SIZE
6,409 SF

BUILDING 3 SIZE
407 SF

BUILDING 4 SIZE
1,095 SF

BUILDING 5 SIZE
18,498 SF

BUILDING 6 SIZE
224 SF

CLEAR HEIGHT
28’

COLUMN SPACING
25’

POWER
3,500 KVA at 480 volts

LOADING
Cross-dock loading

(1) Dock-high door

(58) 14’ W x 16’ T Drive-In doors with openers

RAIL
Over 3,400 LF of rail servicing the property on the Union Pacific Rail

OTHER FEATURES

- Wet pipe sprinkler system
- Steel framing / metal siding
- 105’ - 145’ Truck court
- 416 Car parking spaces
- 150 Trailer parking spaces each with 40 amp plug-in
- Natural gas tube heaters in all warehouse spaces
- Air rotation system in main manufacturing areas of B1 that pushes fresh air & heat
- Multiple exhaust fans & 6 ceiling-mounted HVLS fans
- Air exchanges in the shops
- 6 Fans in west manufacturing
- Series of trench drains throughout for collecting fluid
- (4) Mechanics pits (can be filled in)
- Lap space with exhaust system



BUILDING FLOOR PLANS



BUILDING (5)

BUILDING (4)

BUILDING (3)

2nd Floor

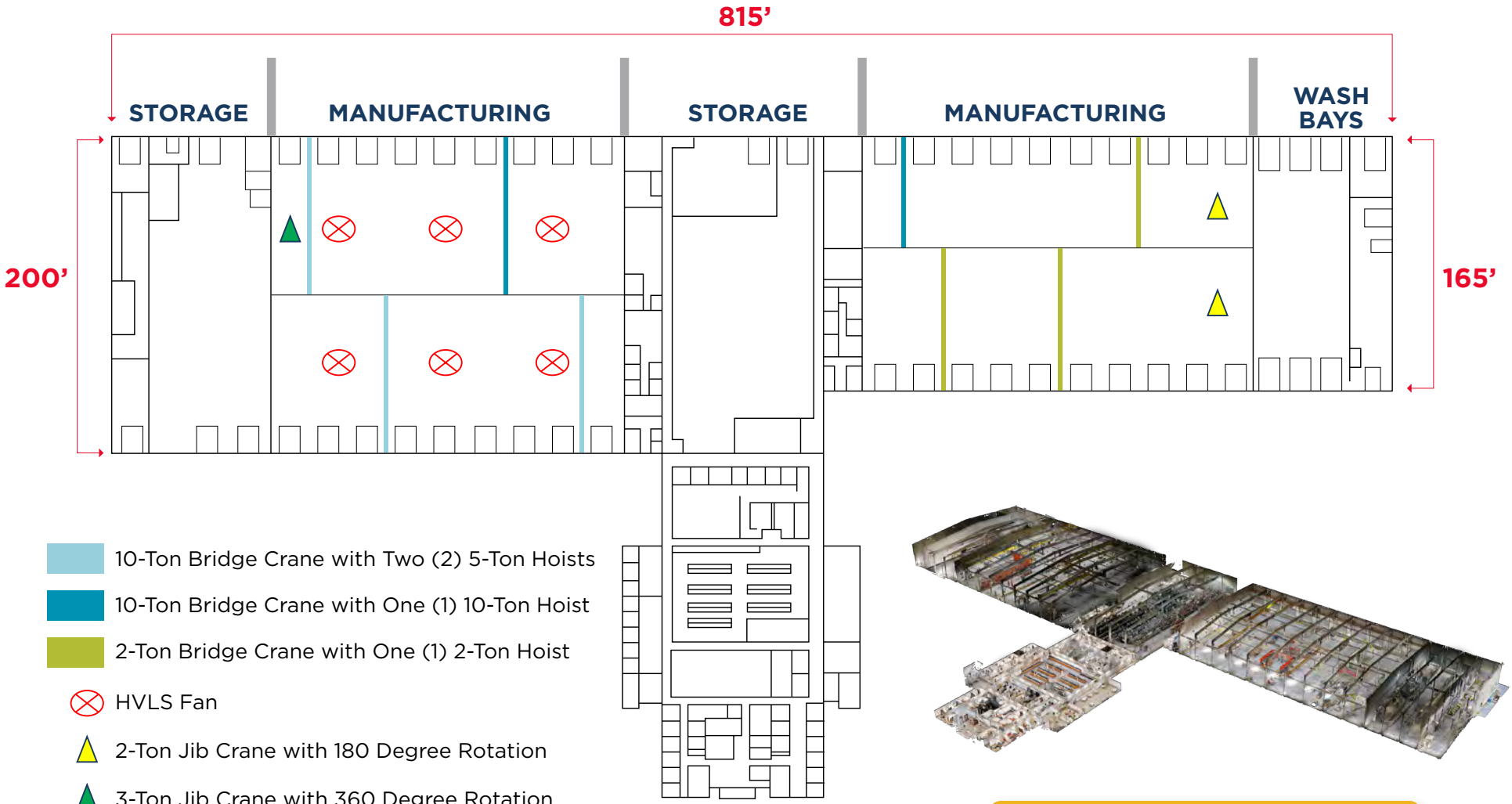
BUILDING (2)

BUILDING (6)

MAIN BUILDING 2nd Floor

MAIN BUILDING (1)

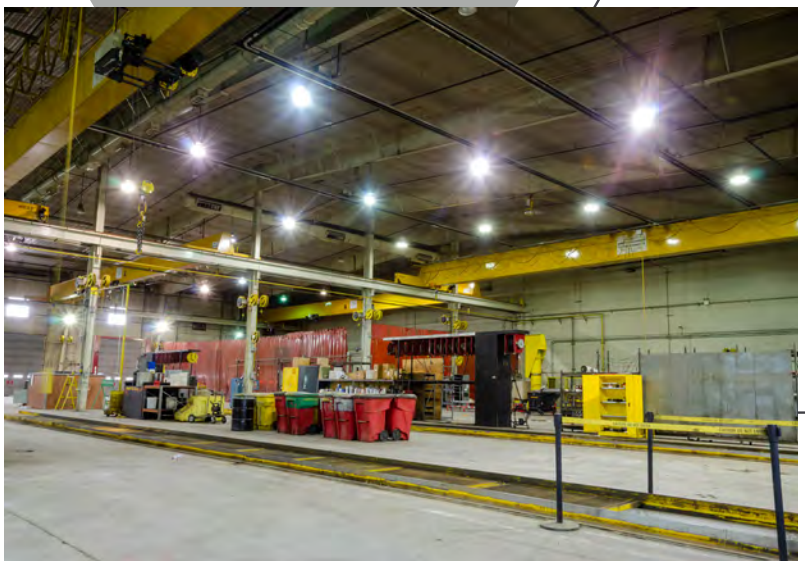
MAIN BUILDING (1)

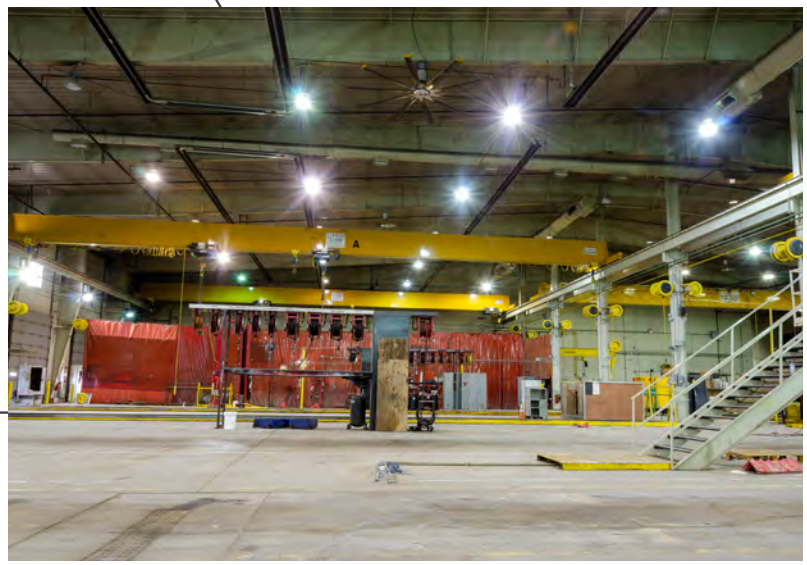


IMMERSIVE VIRTUAL TOUR EXPERIENCE

Building 1
Main Floor Office & Warehouse

Building 1
2nd Floor Office











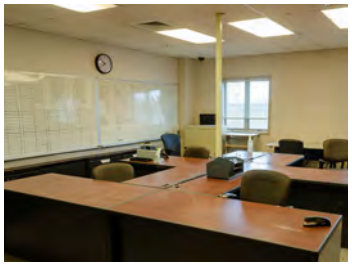






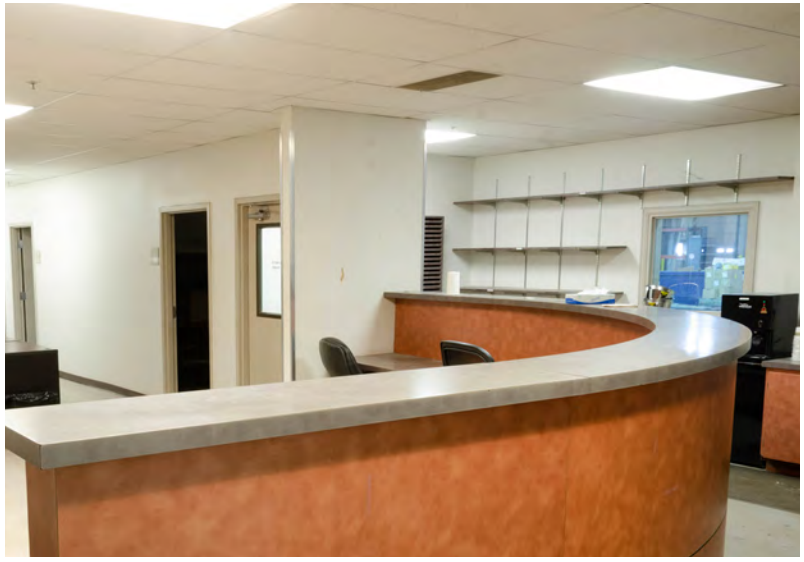


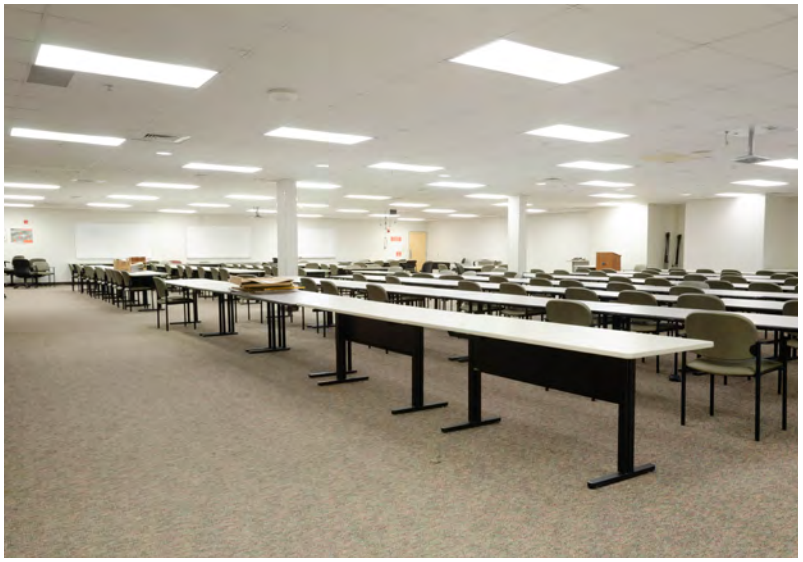




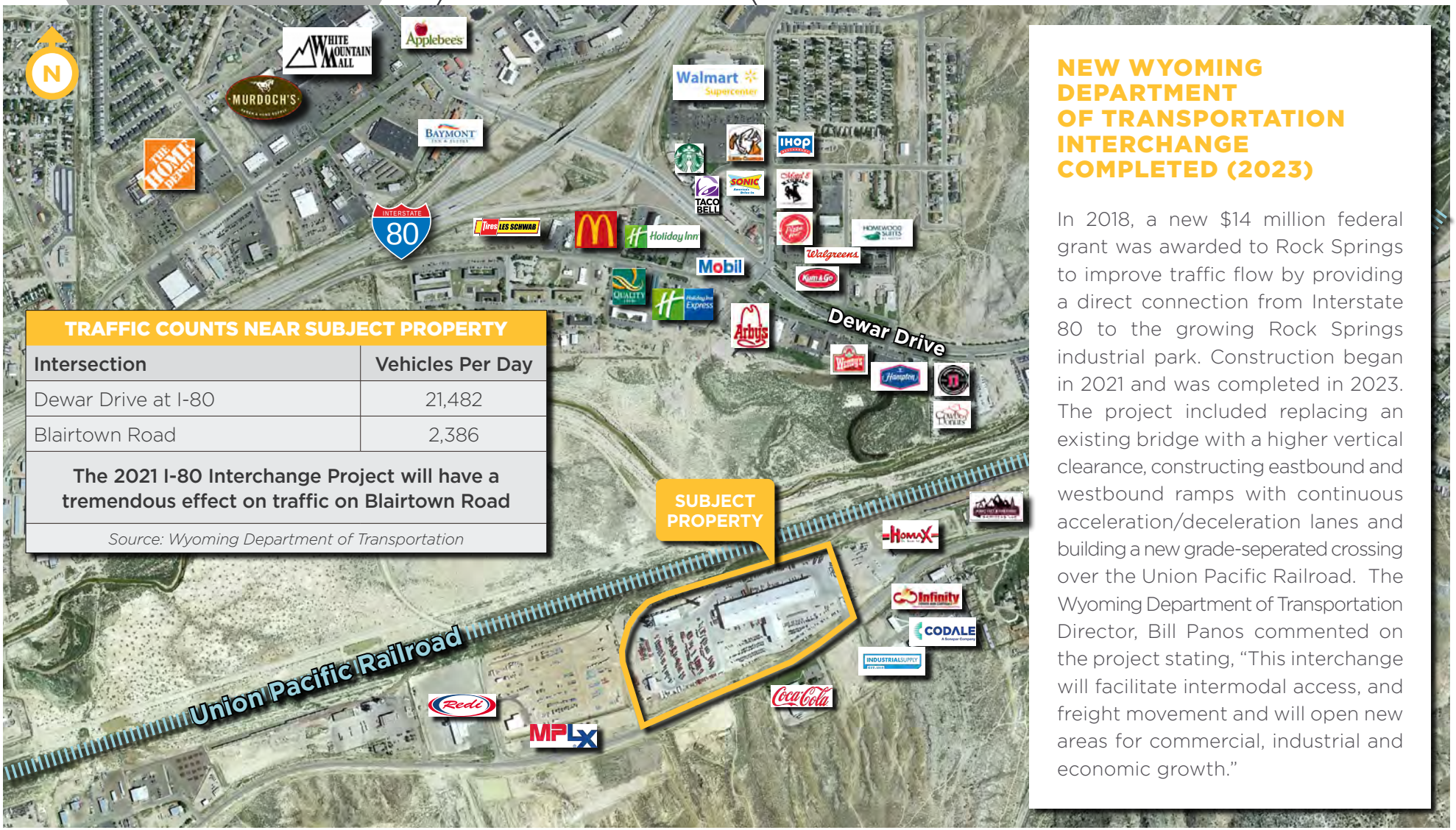












TRAFFIC COUNTS NEAR SUBJECT PROPERTY

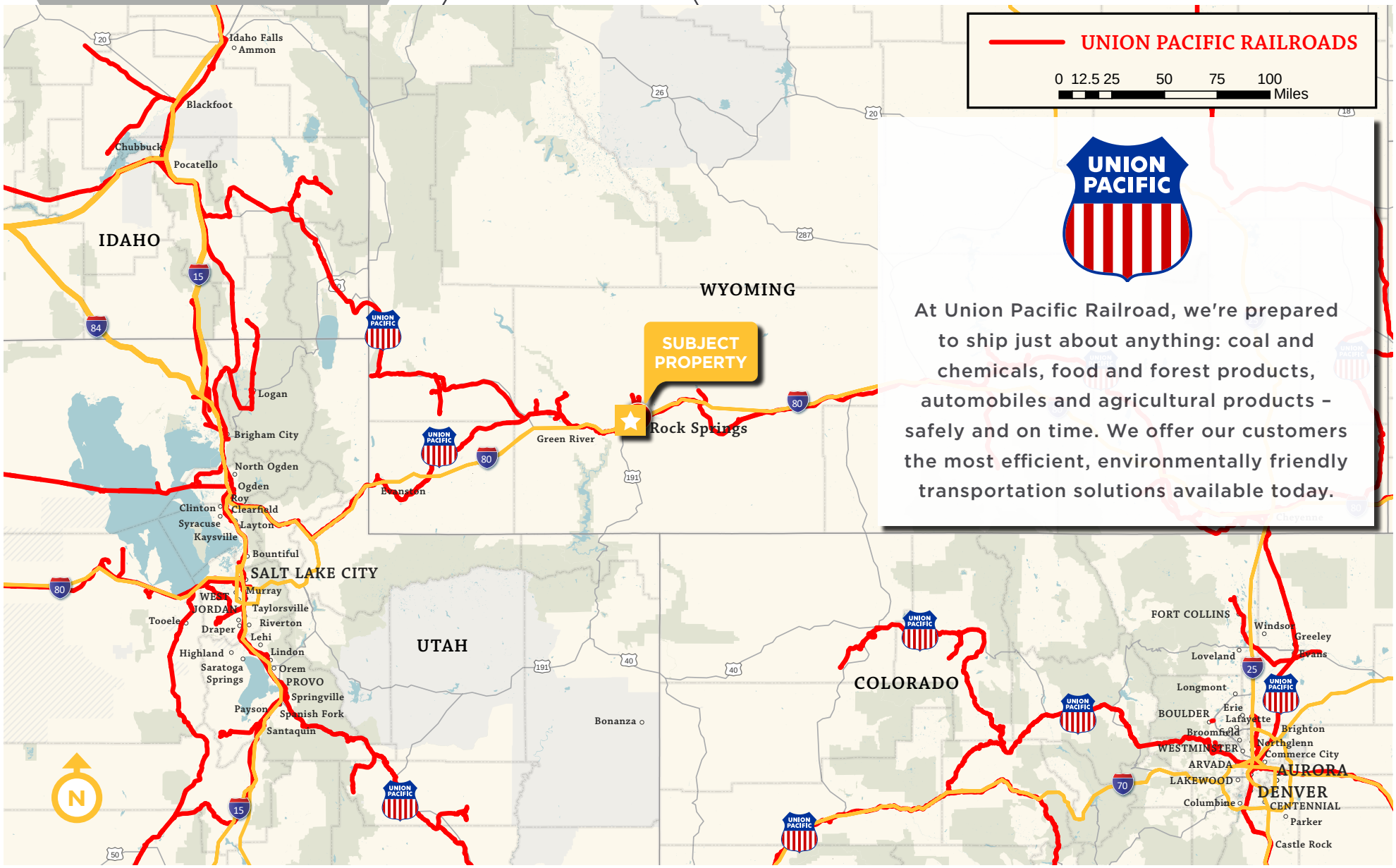
Intersection	Vehicles Per Day
Dewar Drive at I-80	21,482
Blairtown Road	2,386

The 2021 I-80 Interchange Project will have a tremendous effect on traffic on Blairtown Road

Source: Wyoming Department of Transportation

NEW WYOMING DEPARTMENT OF TRANSPORTATION INTERCHANGE COMPLETED (2023)

In 2018, a new $14 million federal grant was awarded to Rock Springs to improve traffic flow by providing a direct connection from Interstate 80 to the growing Rock Springs industrial park. Construction began in 2021 and was completed in 2023. The project included replacing an existing bridge with a higher vertical clearance, constructing eastbound and westbound ramps with continuous acceleration/deceleration lanes and building a new grade-seperated crossing over the Union Pacific Railroad. The Wyoming Department of Transportation Director, Bill Panos commented on the project stating, "This interchange will facilitate intermodal access, and freight movement and will open new areas for commercial, industrial and economic growth."


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SUBJECT PROPERTY
Rock Springs
Green River
Evanston
WYOMING
IDAHO
UTAH
COLORADO
Idaho Falls
Ammon
Blackfoot
Chubbuck
Pocatello
Logan
Brigham City
North Ogden
Ogden
Roy
Clearfield
Clinton
Syracuse
Layton
Kaysville
Bountiful
SALT LAKE CITY
Murray
WEST JORDAN
Taylorsville
Tooele
Riverton
Draper
Lehi
Highland
Lindon
Saratoga Springs
Orem
PROVO
Springville
Payson
Spanish Fork
Santaquin
Bonanza
FORT COLLINS
Windsor
Greeley
Evans
Loveland
Longmont
BOULDER
Erie
Lafayette
Broomfield
Brighton
Northglenn
WESTMINSTER
Commerce City
ARVADA
AURORA
LAKEWOOD
DENVER
Columbine
CENTENNIAL
Parker
Castle Rock
N


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Cheyenne
North Platte
Omaha
Des Moines
Roseville
Reno
Salt Lake City
Oakland
Stockton
San Francisco
Fresno
Denver
Topeka
St. Louis
Kansas City
Wichita
Las Vegas
Oklahoma City
Memphis
Los Angeles
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Long Beach
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N

REGIONAL HIGHLIGHTS

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SWEETWATER COUNTY/ROCK SPRINGS REGION

This property is located in the heart of Sweetwater County in Rock Springs, Wyoming in the southern part of the state. The property faces I-80 in a strong retail parcel, and is located only 1.9 miles from Western Wyoming Community College.

Rock Springs, Wyoming is the 5th most populated city in Wyoming with a population of over 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 in the National High School Finals Rodeo, projected to draw 10,000 attendees.

BUSINESS IN ROCK SPRINGS

$921M in retail sales and $128M in annual hotel and food sales. There is no state income tax or corporate income tax.

TRANSPORTATION IN ROCK SPRINGS

In addition to STAR transit bus service, the Rock Springs-Sweetwater County Airport is just 8 miles of downtown Rock Springs, with daily commercial flights to Denver.

Source: rockspringschamber.com

DEMOGRAPHIC HIGHLIGHTS

Sweetwater County Region

Source: US Census Bureau

Sweetwater County Total Population
41,513

Rock Springs Population
22,927

Green River Population
11,726

Average Household Income
$103,992



REGIONAL HIGHLIGHTS

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10 REASONS TO LIVE, WORK & INVEST IN SWEETWATER COUNTY

Source: livability.com

An outdoor lover's paradise, Rock Springs is just three hours from Salt Lake City. The nearby Green River and Flaming Gorge National Recreation Area in Sweetwater County earned the city a spot on Livability.com's Top 10 Best Cities for Water Activities list. Home of Wyoming's Big Show and several rodeo events, the city also has thriving energy industry that is a major contributor to its growing job market.

Being a great place to live also means being a great place to work. A thriving economy helps the tax base (so there's more money for city improvements) and helps a city attract and retain talent. The median household income in Rock Springs, Wyoming is $75,863.

1. **LOW TAXES** A favorable tax structure is in place in Sweetwater County, where businesses don't pay corporate income tax and residents don't pay individual state income tax. Also, Wyoming has a low 4 percent sales tax.
2. **WWCC** Western Wyoming Community College offers 60 degree programs and 26 certificate offerings, with a main campus in Rock Springs and outreach centers in Green River, Rawlins and Evanston.
3. **HEALTH CARE** Area residents have access to quality health care at Memorial Hospital of Sweetwater County and Aspen Medical Center, plus there are several specialists and elder care options throughout the region.
4. **PUBLIC LANDS** About 75 percent of Sweetwater County land is open to the public for hiking, camping and exploration, with popular destinations like Flaming Gorge National Recreation Area, Killpecker Sand Dunes and Expedition Island.
5. **GREAT RECREATION** There are so many recreation opportunities in Sweetwater County that it's hard to list them all. People can enjoy hiking, biking, camping, rock climbing, paddle boarding, wind surfing, ATV riding, hunting, fishing...and more.
6. **FOR BUSINESS** A pro-business climate is present throughout Sweetwater County, with low costs of doing business, low regulatory burdens and convenient access to state legislators and even the governor.
7. **BREATHING SPACE** A low population density exists in Sweetwater County, with U.S. Census figures showing that the county averages only 4.2 inhabitants per square mile. The county's current population is about 45,000.
8. **GOOD TRANSPORTATION** Sweetwater County is lucky to be located along a major transportation corridor that includes Interstate 80, two U.S. highways, three Wyoming state highways, major flyways and the Union Pacific Railroad.
9. **CONVENIENT AIRPORT** Along with daily commercial flights to Denver, Rock Springs-Sweetwater County Airport accommodates corporate jets and general aviation planes and provides an annual $30 million economic impact to the region.
10. **ETHNIC DIVERSITY** Rock Springs is "Home of 56 Nationalities" thanks to immigrants from around the globe who came to the city to work coal mines that provided fuel for steaming the Union Pacific Railroad trains.

REGIONAL HIGHLIGHTS

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SWEETWATER COUNTY TOP EMPLOYERS

Coca-Cola Bottling Co. Consolidated
Trimac
andeavor logistics
CODALE Electric Supply, Inc.
MRC Global
Pacific Steel & Recycling
Schlumberger
FedEx Ground
U.S. Department of the Interior Bureau of Land Management
Industrial Supply Est. 1916
Greenes Energy Services Inc.
Army National Guard
Staples
Safeway Ingredients for life.
Hampton Inn
US Bank
Wells Fargo
Nissan
AutoZone
Walmart
Starbucks
Advance Auto Parts
Western Wyoming Community College
Memorial Hospital of Sweetwater County
Holiday Inn

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