

AVAILABLE FOR SUBLEASE

151 INDUSTRIAL DRIVE

Rock Springs, WY 82901



**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

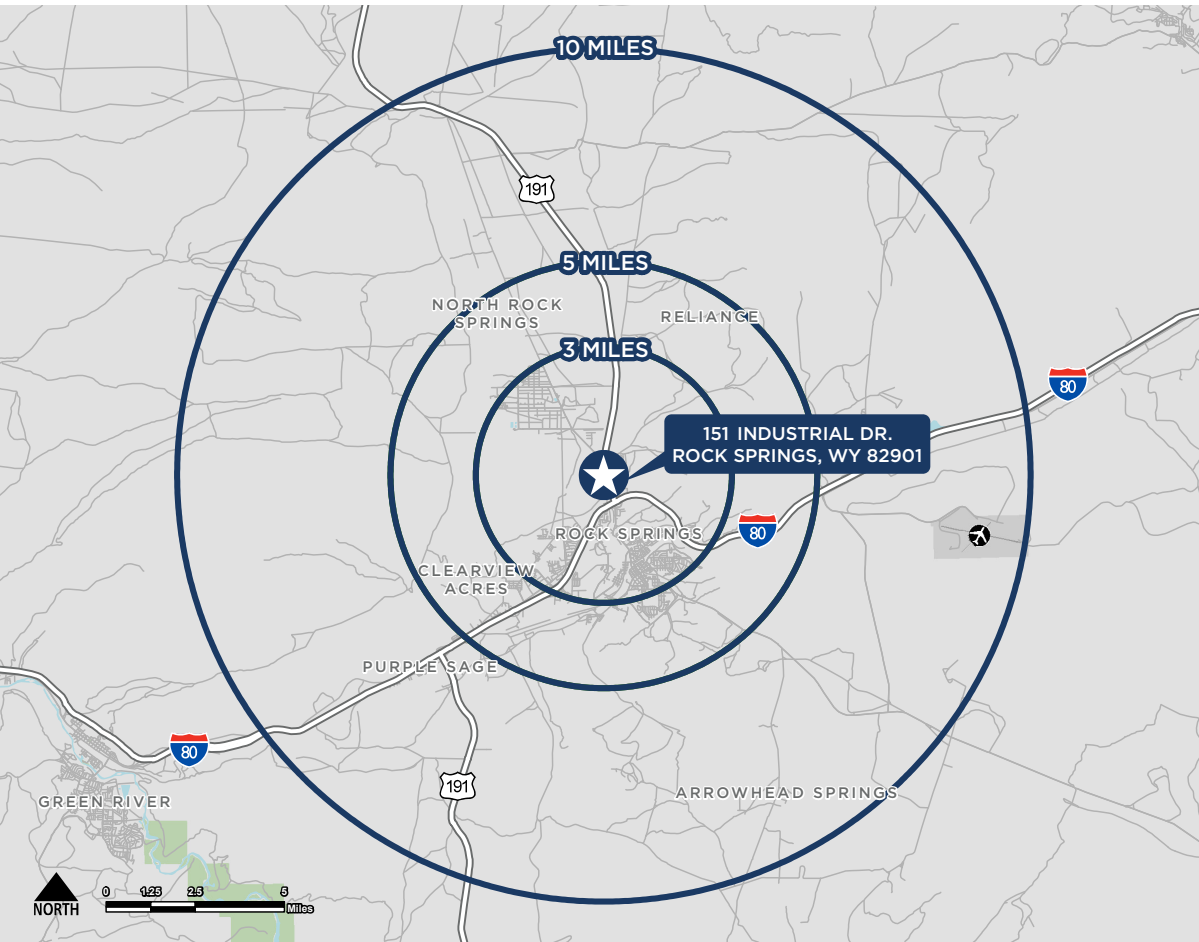
YEAR BUILT



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



LOCATION MAP



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.

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



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