

1801

BLAIRTOWN ROAD | ROCK SPRINGS, WYOMING



INDUSTRIAL/FLEX PROPERTY AVAILABLE

FOR SALE OR LEASE

\$14,000,000

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.



PROPERTY OVERVIEW

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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
\$14,000,000 (\$62/SF)

*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  Access

Excess Land for Future Development or Expansion

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

BUILDING DETAILS

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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

5,000 KVA at 480 volts

LOADING

Cross-dock loading
(1) Dock-high door
(58) 14' W x 16' T Drive-In doors
with openers

RAIL

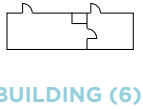
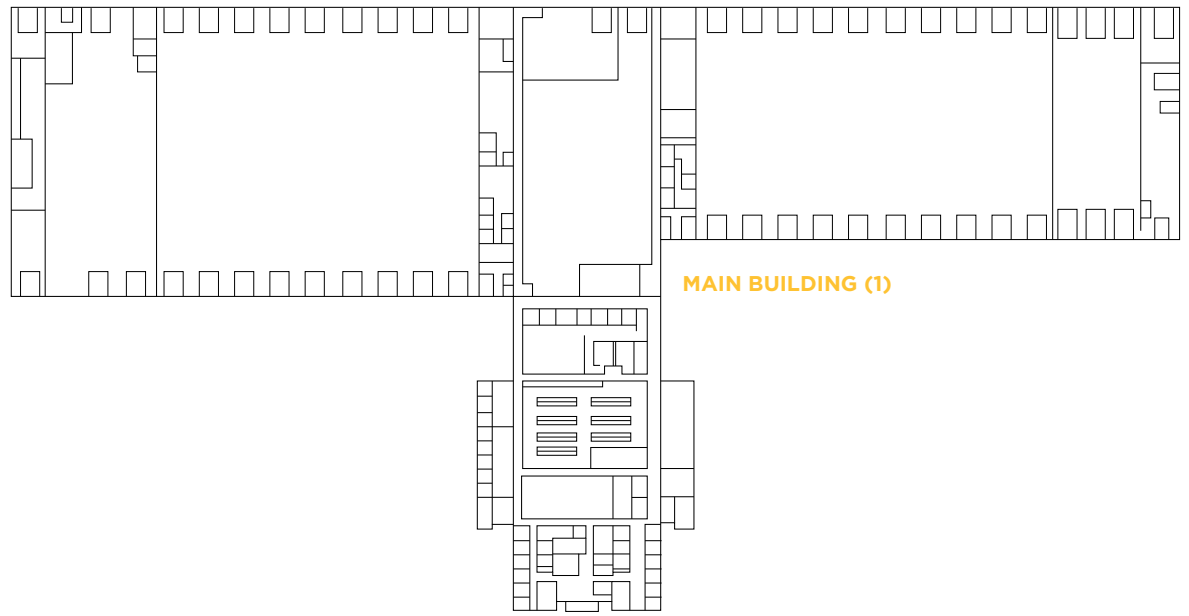
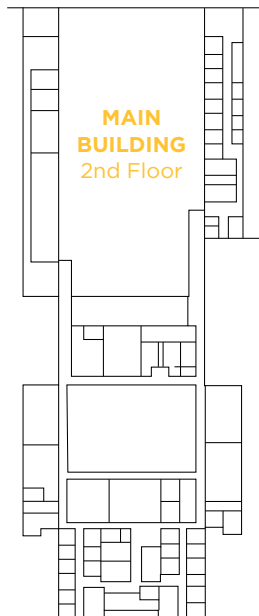
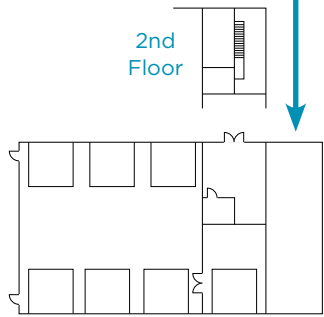
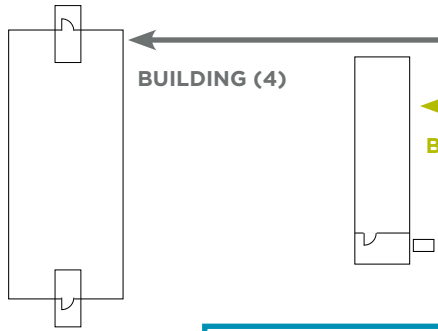
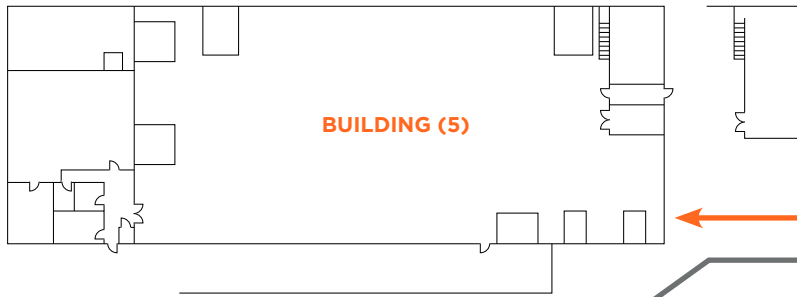
Over 3,400 LF of rail servicing the
property on the Union Pacific Rail

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









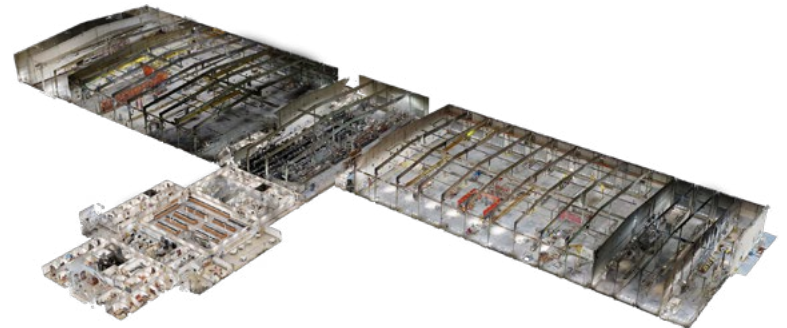
BUILDING FLOOR PLANS

MAIN BUILDING (1)

815'



-  10-Ton Bridge Crane with Two (2) 5-Ton Hoists
-  10-Ton Bridge Crane with One (1) 10-Ton Hoist
-  2-Ton Bridge Crane with One (1) 2-Ton Hoist
-  HVLS Fan
-  2-Ton Jib Crane with 180 Degree Rotation
-  3-Ton Jib Crane with 360 Degree Rotation



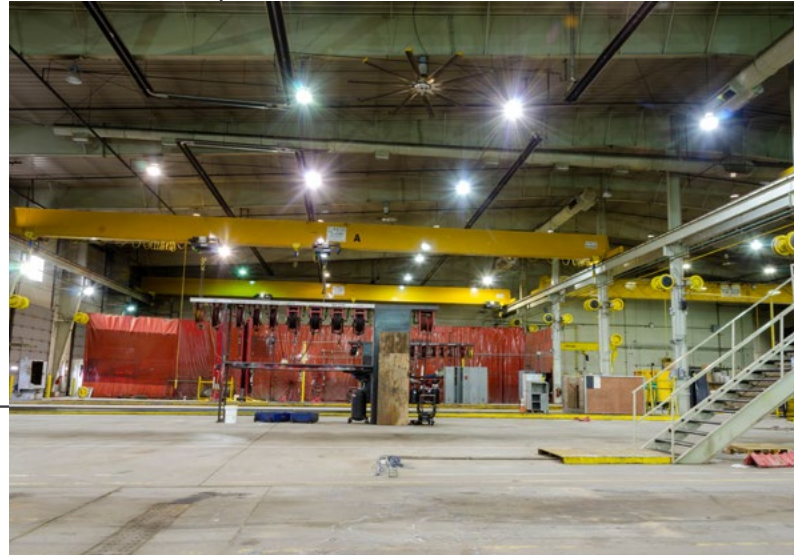
IMMERSIVE VIRTUAL TOUR EXPERIENCE



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2nd Floor Office

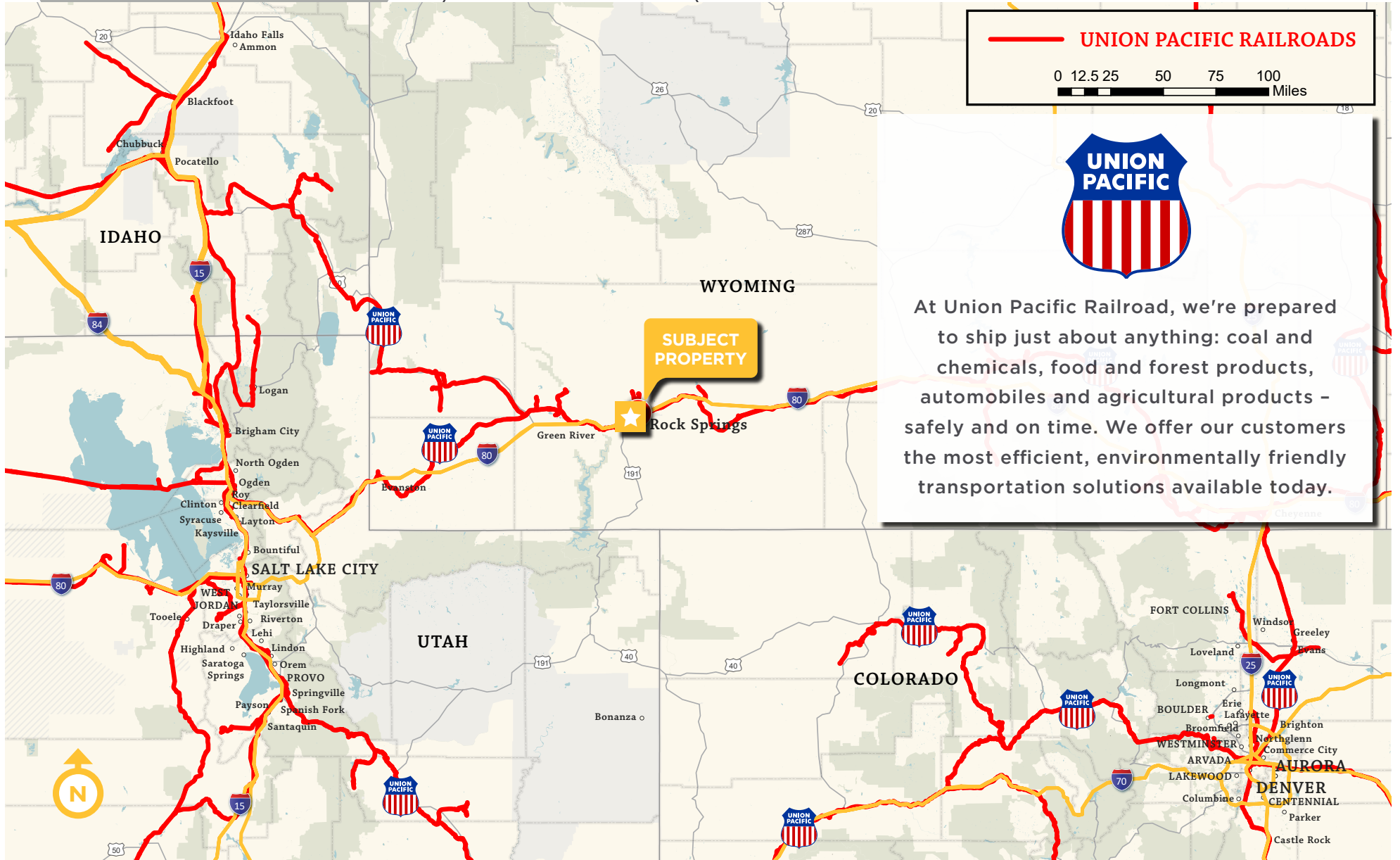






NEW WYOMING DEPARTMENT OF TRANSPORTATION INTERCHANGE COMPLETED (2023)

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-separated 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."





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

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10 REASONS TO LIVE, WORK & INVEST IN SWEETWATER COUNTY

Source: [livability.com](https://www.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.

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SWEETWATER COUNTY TOP EMPLOYERS



For more information, contact:

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