



50096 US-191, Rock Springs, WY 82901

\$2,500,000

Marshalls Truck Repair

Industrial | 7.75% CAP | 17,300 SF



Brian Marincic, CCIM
WY 4899
307.212.6900

Listing Added: 02/18/2025

Listing Updated: 07/07/2025



Details

Asking Price	\$2,500,000	Property Type	Industrial
Sub Type	Warehouse	Investment Type	Owner/User
Class	B	Lease Type	NN
Tenancy	Multi	Number of Tenants	9
Square Footage	17,300	Net Rentable (SqFt)	17,300
Price per SqFt	\$144.51	Cap Rate	7.75%
NOI	\$193,818	Year Built	2004
Year Renovated	2011	Buildings	3
Stories	1	Zoning	I-2
Lot Size (acres)	9.88	Broker Co-Op	Yes
Ground Lease	Yes	Ownership	LLC
Ceiling Height	16+		

Marketing Description

For Sale: Multi-Tenant Industrial Property on 9.88 Acres – Prime Investment Opportunity

This **multi-tenant industrial property** offers a **rare investment opportunity** with a **strategic mix of industrial, commercial, and residential components**. Spanning **9.88 acres**, this property is ideal for an owner-user or investor looking to capitalize on existing income streams and expansion potential.

12,200 Sq. Ft. Industrial Shop – Currently occupied by a **diesel mechanic operation**, featuring **four pull-through bays with 16' doors**, allowing for large vehicle access and efficient workflow.

- **3,200 Sq. Ft. Secondary Shop** – Additional workspace suitable for a variety of industrial or commercial uses.
- **2,400 Sq. Ft. On-Site Residence** – Ideal for owner-occupancy, employee housing, or additional rental income.
- **10,000 Sq. Ft. Lined Evaporation Pond** – Supporting industrial operations and environmental compliance.
- **Leased Parking Spaces** – Providing steady cash flow from existing tenants.

With **versatile zoning and multiple revenue streams**, this property is well-suited for **mechanics, trucking operations, manufacturing, or other industrial users**. Convenient access and ample space make this an outstanding **investment or owner-operator opportunity**.

Investment Highlights

1. Diversified Revenue Streams

- **9 Tenants Contracts** – Established, income-producing tenant base provides stability and consistent cash flow.
- **Truck Cleaning Tenant** – Additional revenue stream, enhancing long-term investment potential.
- **Rentable Parking Spaces** – Demand-driven income from leased parking for trucks, trailers, and equipment.

2. Industrial Facilities with High Demand

- **12,200 Sq. Ft. Industrial Building** – Anchored by a **diesel mechanic shop**, offering essential services for the trucking and logistics industries.
- **3,200 Sq. Ft. Secondary Shop** – Additional rental income opportunity or owner-user space for industrial applications.
- **Tank Farm** – Supporting industrial and fuel storage operations, increasing property value and tenant appeal.

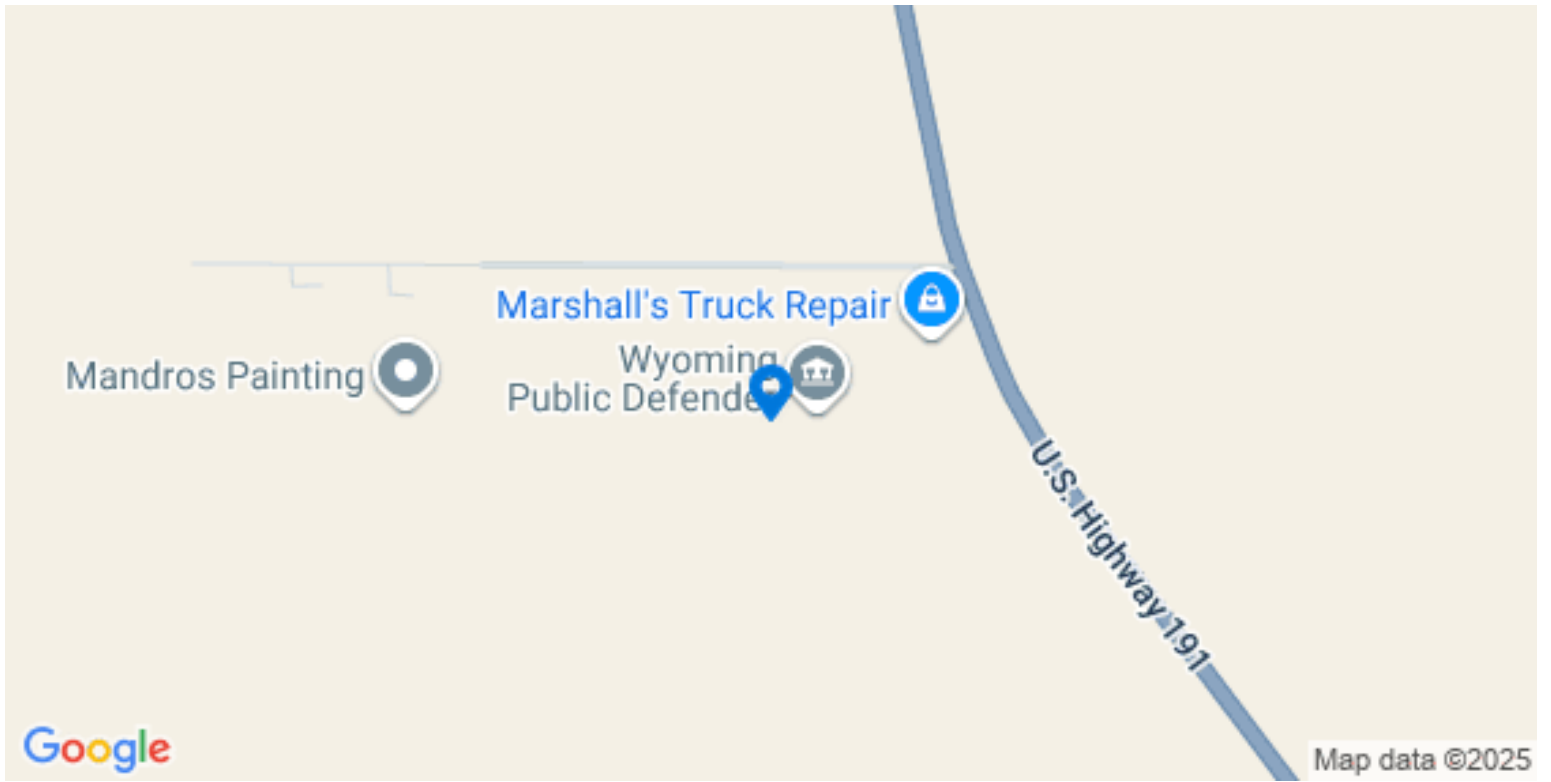
3. Strategic Location & Infrastructure

- **Multi-Use Property** – Industrial, commercial, and residential components create a **balanced investment portfolio**.
- **On-Site Residence** – Potential for owner-occupancy, employee housing, or rental income.
- **Established Industrial Operations** – Property is already positioned for long-term success with existing businesses in place.

4. Strong Market Position & Expansion Potential

- **Industrial Demand** – Well-suited for logistics, trucking, fuel storage, maintenance, and manufacturing industries.
- **Growth Opportunity** – Additional space for development, expansion of tenant operations, or increased rental capacity.

Location (1 Location)



Property Photos (11 photos)

