

# 158 ACRE INDUSTRIAL PARK LOTS AVAILABLE



## Central Location

This site is within a six-hour drive of major cities: Reno, Las Vegas, Salt Lake, Boise, Carson City, Ogden, and Idaho Falls.



## Highway Access

This site is located at the crossroads of I-80 and US 93. I-80 exits 351 & 352 provide close access to the site.



## Rail Access

The Union Pacific railroad runs adjacent to the site. Potential for a rail spur based on the needs of the property owners.



## Site Utilities

Existing utility services to the site include electricity, water and sewer.



## Local Incentives

Incentives such as discounted land, utility rates, and tax incentives may be made available to desirable projects.

**JASON PENGELLY, CITY MANAGER**  
775-752-3355  
[CITYMANAGER@CITYOFWELLSNV.COM](mailto:CITYMANAGER@CITYOFWELLSNV.COM)



## DESCRIPTION

The Wells Industrial Park is shovel ready, with paved road and utilities to the site, it provides ideal access to a municipal airport, Interstate 80, US 93, and rail.

13 lots are available in the Wells Industrial Park, ranging in size from 4.27 acres to 19.47 acres.



The City of Wells is committed to being business-friendly, and has a local Mainstreet program, Redevelopment Agency, and Chamber of Commerce.

## Population

2020 Census	1,237
20 Mile Radius	1,381
30 Mile Radius	2,332

## Potential Laborshed

Elko/Spring Creek, NV	17,997
Wendover NV/UT	3,331

## Highway & Interstate

I-80	<2 miles 7,500 AADT
US 93	<1 mile 1,900 AADT

## Rail

Rail Service	Union Pacific
Rail Accessible	Not currently. A spur is possible if needed

## Airport

Municipal	<1 mile
Regional (Elko)	50 miles
Commercial/ International (SLC)	177 miles

## Proximity to MSAs

Twin Falls, ID	115
Salt Lake City, UT	181
Boise, ID	273
Reno, NV	339
Carson City, NV	367
Las Vegas, NV	382
Grand Junction, CO	462
Sacramento, CA	474

**JASON PENGELLY, CITY MANAGER**  
**775-752-3355**  
**CITYMANAGER@CITYOFWELLSNV.COM**