

THE TOOLBOX



Don't miss out on the opportunity to make The Toolbox your business location. Own your space, shape your future, and thrive in a commercial environment that champions your success. Contact us now to explore ownership and leasing options at The Toolbox.



Laramie's Newest Flex/Warehouse space * Available for Sale or Lease *
Suites available from 1,045 SF to 2,203 SF * Total Building SF is 32,900 * 2.99
Acres total * Full remodel in 2023 * Off-street parking * C-2 Zoning



LISTED BY:

Effie Bader

Owner/Associate Broker

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Laramie Land Company

307-721-3039

www.LaramieRealEstate.com

769 N. 4th St.

Laramie, WY 82072

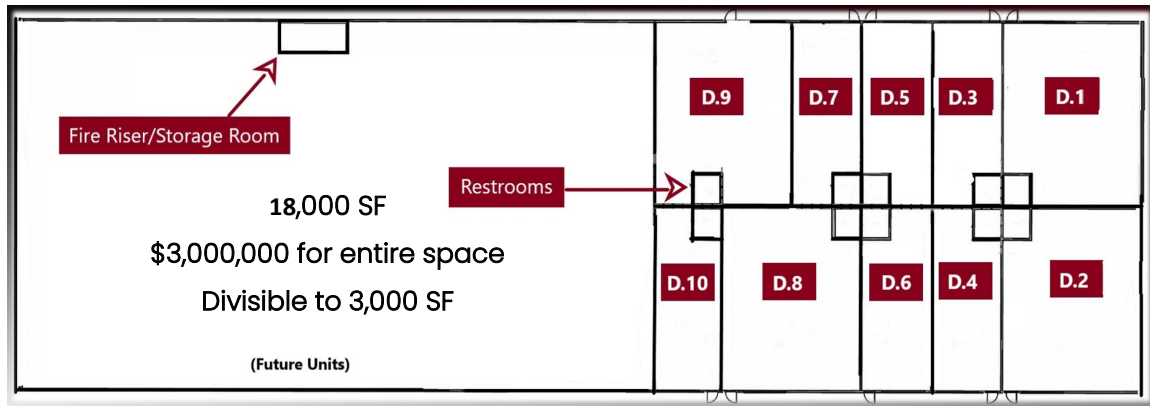


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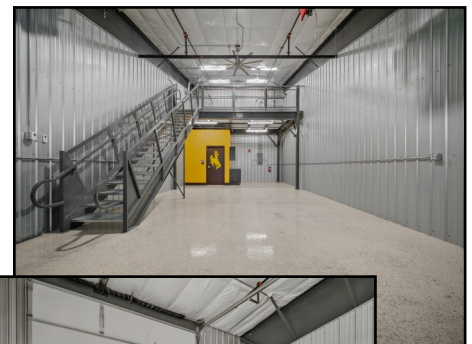
EACH UNIT OFFERS:

2000 S. 15TH STREET, LARAMIE, WY

- ◆ 12x12 insulated garage door with electric opener
- ◆ One passage door
- ◆ Fire Suppression system
- ◆ Mezzanine in place, giving you extra space (excluding D1 and D2)
- ◆ 6" Concrete Slab
- ◆ Bathroom in each unit
- ◆ 100 amp - 3 phase power
- ◆ Individually metered



Unit	Total Loaded SF	SALE PRICE	Total Monthly Rent
D1	2,023.03	\$355,000	\$2,963.46
D2	2,023.03	SOLD	SOLD
D3	1,290.18	LEASED	LEASED
D4	1,290.18	LEASED	LEASED
D5	1,290.18	LEASED	LEASED
D6	1,290.18	LEASED	LEASED
D7	1,290.18	LEASED	LEASED
D8	2,295.53	LEASED	LEASED
D9	2,245.20	\$445,000	\$3,508.19
D10*	1,239.85	Pending lease	Pending lease



*Available August 1, 2025