

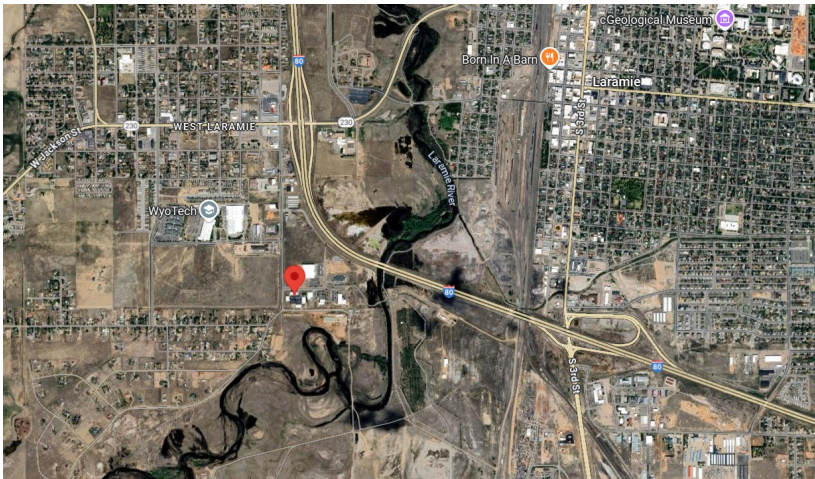
1482 COMMERCE DRIVE LARAMIE, WY 82070

3000 - 6000 SF FOR LEASE

INFORMATION

Building 4 contains 2 contiguous units each at 3,000 sf for a total of 6,000 sf. A total of 3,500 sf of office space and 2,500 sf warehouse/shop/manufacturing space.

- ⇒ The office space has a rooftop unit (gas) with A/C.
- ⇒ 3,000 SF office space has heating and cooling. Gas units to heat warehouse.
- ⇒ Each half of the building has separate electrical and gas meters.
- ⇒ Water, sewer, landscape, trash, and snow removal are included in lease.
- ⇒ Building is a steel frame, metal roof, block front exterior with metal siding in rear and sides. Built 2005.
- ⇒ No assigned parking.
- ⇒ Limited outdoor storage at rear of building.
- ⇒ Available August 1st. Earlier move in could be negotiated with tenant.



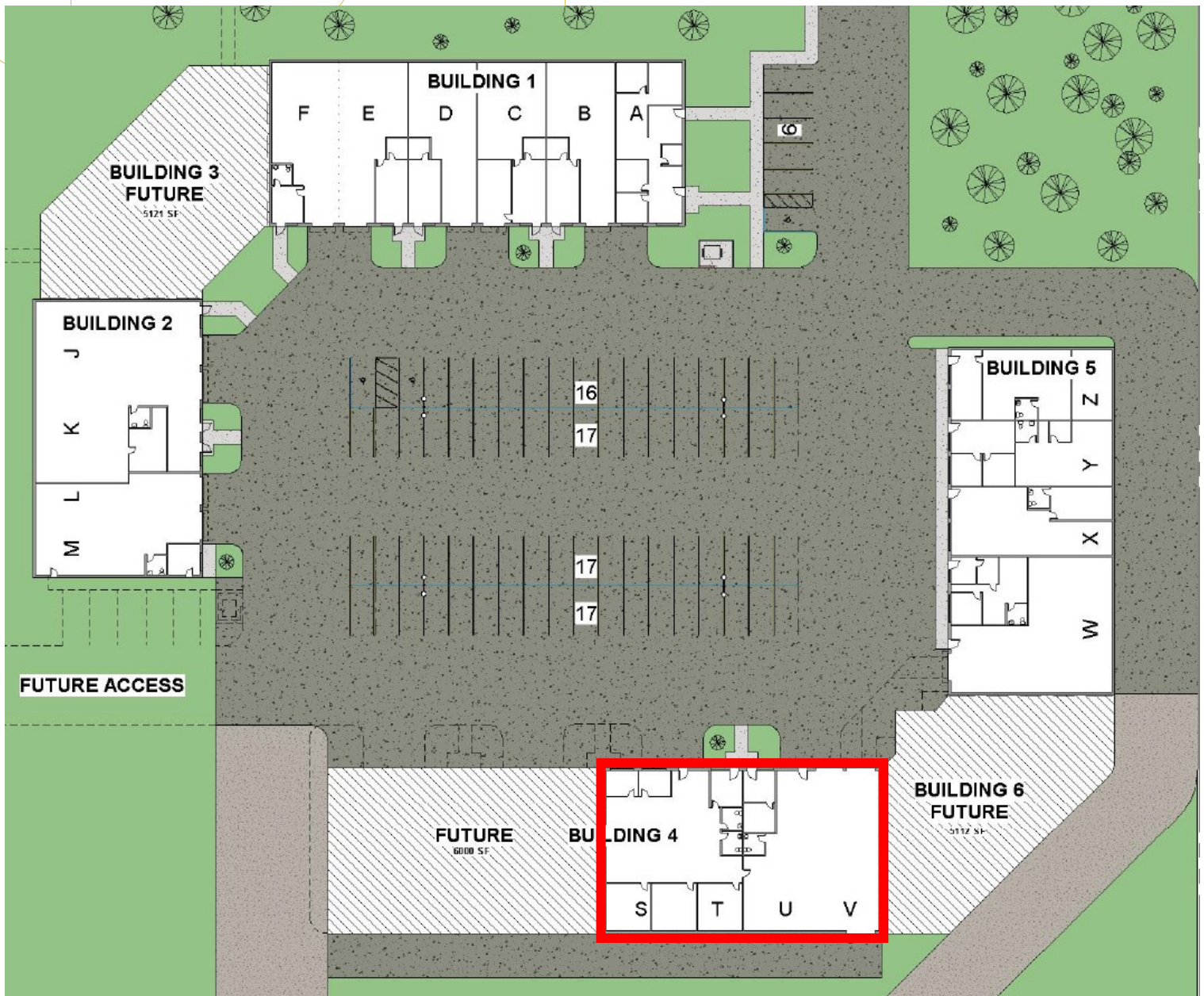
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SITE PLAN



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