

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

(303) 880-0909

effiebader@yahoo.com

Laramie Land Company

307-721-3039

www.LaramieRealEstate.com

769 N. 4th St.

Laramie, WY 82072

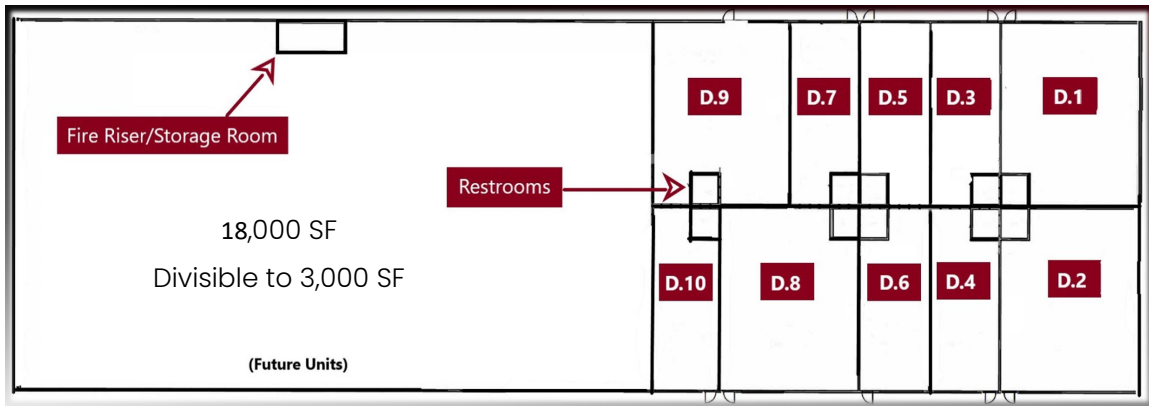


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2000 S. 15TH STREET, LARAMIE, WY

EACH UNIT OFFERS:

- ◆ 12x12 insulated garage door with electric opener
- ◆ One passage door
- ◆ Fire Suppression system
- ◆ Mezzanine in place, giving you extra space
- ◆ 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	\$ 355,000	\$ 2,963.46
D3	1,290.18	\$ 255,000	\$ 1,894.11
D4	1,290.18	\$ 255,000	\$ 1,894.11
D5	1,290.18	\$ 255,000	\$ 1,894.11
D6	1,290.18	LEASED	LEASED
D7	1,290.18	LEASED	LEASED
D8	2,295.53	LEASED	LEASED
D9	2,245.20	\$ 445,000	\$ 3,509.18
D10	1,239.85	LEASED	LEASED

