



SCHILLING

Companies, LLC

**518 N. Hwy 14-16
Gillette, Wyoming**



**3,480 SF SHOP
1,600 SF Office
Yard Space Available**

FOR LEASE

This property is conveniently located off Hwy 14-16 in Gillette Wyoming with easy access to I-90. Unique offering of both light industrial and commercial zoning allows for true flexibility of use inside the city limits. Energy efficient Structural Insulated Panel (SIP) building. All units are for sale or lease with the option for "Remodel to Suit" to create a customized space for your business needs. CAM includes snow removal, garbage services and landscape maintenance.

Property Highlights

- **STORE FRONT**
- **CENTRAL LOCATION**
- **16' SIDEWALLS**
- **12'X14' OVERHEAD DOORS**
- **YARD SPACE AVAILABLE**
- **EASY ACCESS TO I-90**
- **AMPLE PARKING**
- **\$12.00/SF/YEAR SHOP SPACE**
- **\$14.00/SF/YEAR OFFICE SPACE**
- **CAM FEES \$0.50/SF/YEAR**
- **NNN LEASE**

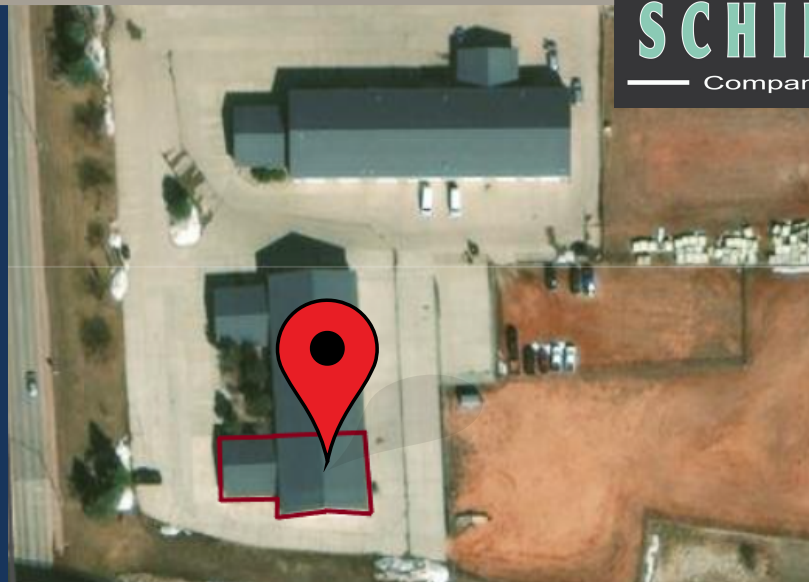
**CONTACT: BRIAN BROWN
(307) 686-8125**

BBROWN@SCHILLINGCOMPANIES.COM



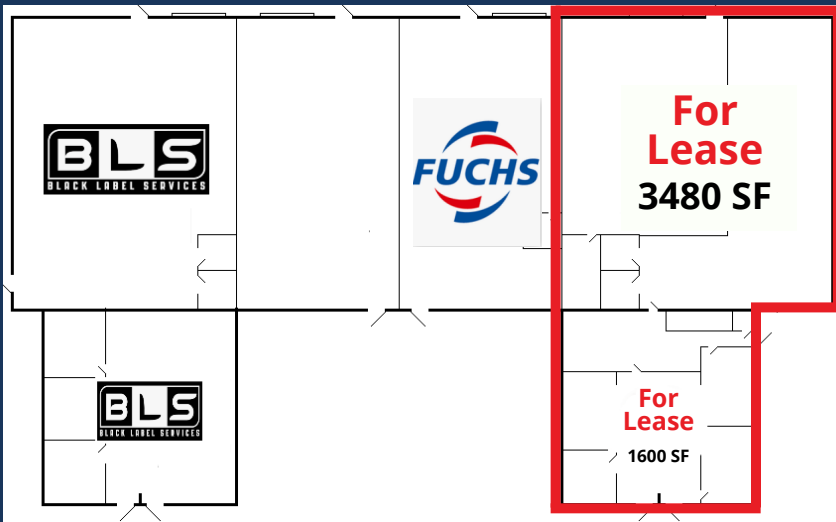
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