

# THE TOOLBOX



**TOOLBOX**  
FLEX SPACES



**2000 S. 15TH STREET  
LARAMIE, WYOMING**

Don't miss the opportunity to establish your business at The Toolbox. This modern commercial condo project offers businesses the chance to own their space, build long-term value, and operate within a well-designed commercial environment that supports growth and stability. Whether you are expanding, relocating, or investing in your future, The Toolbox provides flexible ownership and leasing options to suit your needs. Contact us today to learn more about available opportunities at The Toolbox.

## **PROPERTY DETAILS**

- Laramie's Newest Flex/Warehouse space
- Available for Sale or Lease
- Suites available from 1,045 SF to 16,000 SF
- Total building size is 32,900 SF
- 2.99 Total Acres
- Full Remodel in 2023
- Off-street parking
- C-2 Zoning allowing many uses



## **LISTED BY**

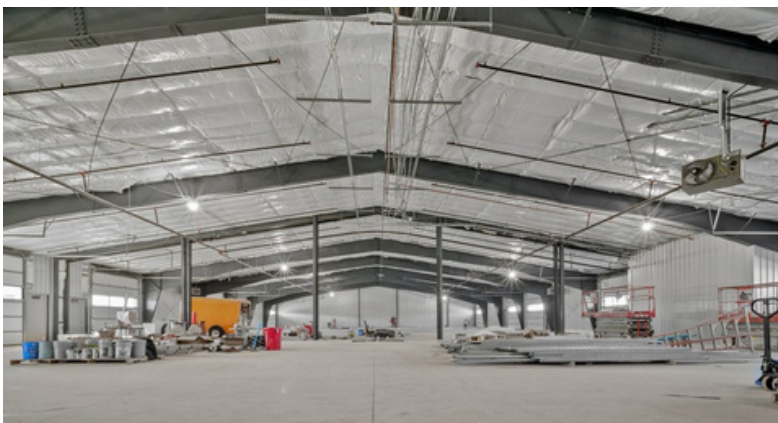
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Owner/Associate Broker  
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## SPECS:

- 8 - 12x2 insulated garage door with automatic opener
- Six passage doors
- Fire Suppression system
- 6" Concrete slab
- Bathroom in each unit
- 100 amp - 3 phase power (can be upgraded)
- Individually metered
- Paved parking lot



**POSSIBLE DIVISIONS OF 16,000 SF**  
**LEASE RATE TO QUOTE**  
**\$2,640,000 FOR FULL 16,000 SF "AS IS"**

