

THE TOOLBOX



Don't miss out on the investment or owner occupy opportunity to make The Toolbox your location. There is 18,000 SF shell space that is divisible, available for finish—for either business, for an entrepreneur to offer dry, heated storage.

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 18,000 SF * Total Building SF is 32,900 * 2.99
Acres total * Full remodel in 2023 * Off-street parking * C-2 Zoning
Short term Owner financing Available with 10% down



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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2000 S. 15TH STREET, LARAMIE, WY

18,000 SF UNIT OFFERS:

- ◆ 10–12x12 insulated garage door with electric opener, drive thru
- ◆ Eight passage doors
- ◆ Fire Suppression system
- ◆ 6" Concrete Slab
- ◆ Plumbed for Bathrooms
- ◆ 3 phase power
- ◆ Individually metered
- ◆ Heated
- ◆ Paved parking lot



Appx. 18,000 SF, Divisible
Lease rate to quote
\$2,865,000 for full 18,000 SF

