

THE TOOLBOX



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 1,285 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

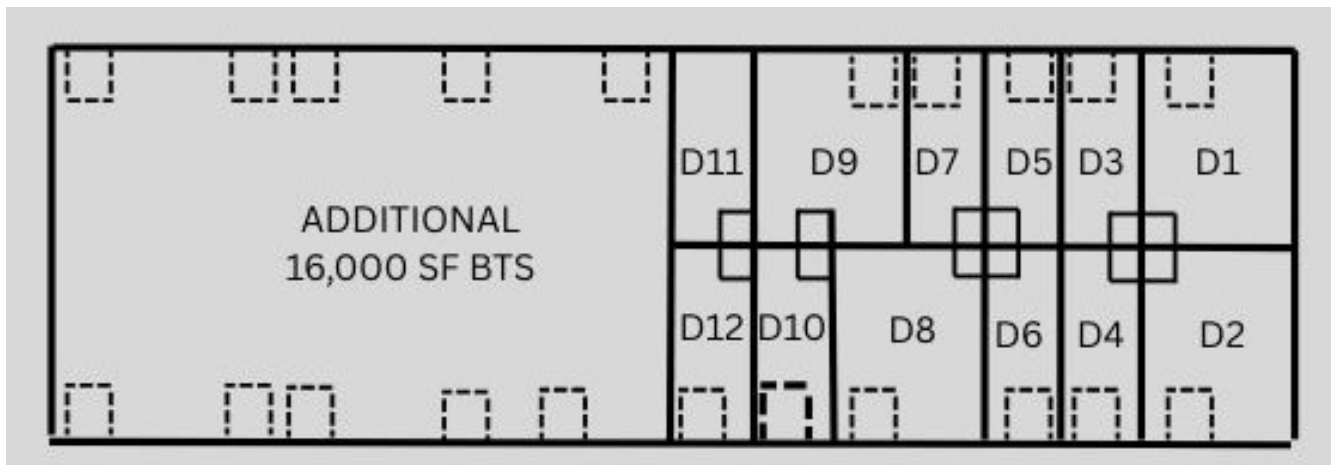
Effie Bader
Owner/Associate Broker
Laramie Land Company
769 N. 4th St., Laramie, WY 82072
(307) 721-3039
(303) 880-0909 cell
effiebader@yahoo.com



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SPECS:

- 12x12 insulated garage door with automatic opener
- One passage door
- Fire Suppression system
- Mezzanine in all units except D1/D2
- 6" Concrete slab
- Bathroom in each unit
- 100 amp - 3 phase power (can be upgraded)
- Individually metered



AVAILABLE UNITS:

UNIT	TOTAL LOADED SF	SALE PRICE	TOTAL MONTHLY RENT
D1	2,023.03	\$355,000	\$3,006.28
D4	1,285	\$255,000	\$1,979.13
D11	1,357.9	\$258,000	\$2,063.72

ADDITIONAL 16,000 SF CAN BE DEMISED, TO QUOTE

****LEASED UNITS ARE AVAILABLE AS INVESTMENT SALES****

