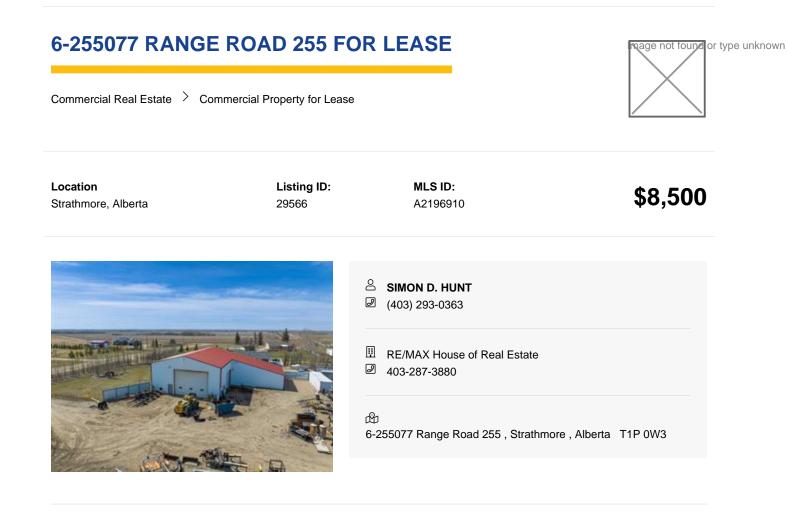


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Transaction Type For Lease

Lease Frequency Monthly

Subdivision NONE

Structure Type Industrial

Legal Plan 0815754

Construction Type Concrete,Metal Siding

Lot Features Level,Private Days On Market 195

Lease Term Other

Building Type Free-Standing,Manufacturing,See Remarks

Property Type Commercial

Building Area (Sq. Ft.) 4504.00

Roof Metal

Commercial Amenities Cranes,Parking-Extra Lease Amount 8500.00

Lease Term Remaining 48

Year Built 2012

Property Sub Type Industrial

Building Area (Sq. M.) 418.43

Heating Overhead Heater(s),Natural Gas

Inclusions

Air compressor w/Air-lines (hooked up to 6x hose reels with air hose), Vise on stand, 3 x complete sets of Oxy-Acetylene torches in trollies, Cold Saw (cuts up to 12" OD Pipe 16"WF beam), 4 XMT' 350 Wire Feeders ready for hookup, Large Fording Pedestal Grinder, Small Grinder on stand, saw horses, 20' Air Press, Compartment door for rolling steel into saw, 2 Exhaust Fans, First Aid Kit, Lockers, Rolling Cantry Crane 1 ton, wall crane 1 ton, 5 ton OVERHEAD shop cantry crane with pendulam, Rollerbed outside w/steel rack, large rod oven, rolling tool cabinet w/blueprint shelf, modern tool 3 phase drill press, small anvil on stand, large floor vans, rolling cabinet for holding small mat, wall rack for steel (inside by cold saw), 4x 6'-8' portable welding screens, Miller Dialare 250 AL/DC stick machine with cables, pipe roller with Lincoln, Stick machine Ideal ARC 300 & small 1/2 ton crane mount, large oxy propane heating torch w 3/8" hoses for Straingten Skids, 5 x Grinder wire wheel stand holders

Restrictions Utility Right Of Way Reports Aerial Photos,Floor Plans,Title This 4,504 Sq Ft INDUSTRIAL SHOP only, (not the house or land) in Wheatland County is a well-equipped and functional workspace, ideal for manufacturing, fabrication, and mechanical operations. The expansive 78'2" x 48'2" shop area boasts a 19'9" ceiling height, and features 3 large overhead doors, with two measuring 20'0" x 17'11" and one at 16'0" x 13'11", providing excellent accessibility for equipment and vehicles. The layout is designed for efficiency, including a dedicated office space measuring 10'8" x 7'11", a lunchroom measuring 12'2" x 10'3", a 2-piece bathroom, and a tool room, ensuring a well-organized work environment. The shop is equipped with essential industrial infrastructure, including an air compressor with air lines, vise, three oxy-acetylene units, a cold saw, and four XMT wire feeders ready for hookup. Additional features include a large pedestal grinder, a small grinder, and one 5-ton overhead cranes, along with saw horses, a 24' air press, a compartment door, two exhaust fans, a first aid kit, and lockers. See goods included for extensive equipment list. A 200 amp shop service and very well lit with T-5 lighting. The property also includes seven parking stalls, with five located at the back and two in front, offering ample space for employees and visitors. The lease is set at \$8500 per month, plus electrical and natural gas (op costs around \$2000/month), making it a cost-effective option for businesses looking for a well-equipped industrial space. A minimum four-year lease is required, with terms including first and last month's rent plus a damage deposit. The zoning is CR, Commercial Residential. Snow removal is not included, and the plasma cutter, lathe, iron worker, and refrigerator are excluded from the lease. This industrial space provides excellent functionality, ample workspace, and key equipment for various operations, all in a convenient location with easy access to major transportation routes. Book your showing TODAY!

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