

**◆ ◆ NOW LEASING ◆ ◆
SHOPWORLD DEVELOPMENT
HEATED WAREHOUSE UNITS
FAR WESTEND LOCATION
AVAILABLE FOR IMMEDIATE OCCUPANCY**

- ◆ Four new warehouse units featuring heated space that can range from 1,200 – 2,400 square feet.
- ◆ Located at 8133 N. Workshop Avenue, Units A, B, D, and E.
- ◆ Far west location with good access from South 80th Street West.
- ◆ All units are insulated well and GFA heated with common area bathrooms. Units are 1,200 SF each (24' x 50') with several general purpose 120v/20a outlets throughout, a 240v/50a RV/Welder outlet, and wired for internet. Units have 14' x 14' commercial overhead doors, and private 36" entry doors to each shop unit. Asphalt driveways with southern exposure. Snow removal included.
- ◆ Constructed in 2021.
- ◆ Controlled industrial zoning.
- ◆ \$875.00 per month plus utilities.
- ◆ Immediate availability.
- ◆ Reserving now with signed lease and security deposit.

**Contact Rob Veltkamp
Rob Veltkamp Brokerage
406-656-2201 or 406-855-9089**

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