

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

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- ◆ Two new warehouse units featuring heated space that can range from 1,200 – 2,400 square feet.
- ◆ Located at 8133 N. Workshop Avenue, Units B and C.
- ◆ Far west location with good access from South 80<sup>th</sup> 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.
- ◆ Security gated warehouse development constructed in 2021.
- ◆ Controlled industrial zoning.
- ◆ \$875.00 per month plus utilities.
- ◆ Unit C immediately availability. Unit B available on 11/1/2025.
- ◆ Reserving now with signed lease and security deposit.

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