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PROJECT SHOWCASE

# Commercial Shop Building Project

*Bismarck, ND*

**13,000 sq ft Dual-Unit Commercial Facility**

3-Month Build · 13,000 sq ft · Two Shop Buildings in One Structure

## Project Overview

A 13,000 sq ft commercial shop building delivered in just 3 months — designed and built as two independent shop units within a single structure, featuring dual foundations, complete utilities, and six 14' × 14' garage doors.

Building Size

**13,000 sq ft**

Two shop units in one structure

Project Duration

**3 Months**

Fast-tracked commercial build

Scope

**Full Build**

Foundations to final details

# Building Sections

The building was designed with a center dividing wall to create two fully independent shop buildings within a single structure — each with its own utilities, overhead doors, and operational space.

## Scope of Work

- **Foundations** — Large foundation system for structural integrity
- **Building Erection** — Full structural shell with center divide
- **Concrete Flatwork** — Large-area slab pours for both units
- **Floor Drains** — Integrated drainage throughout
- **Interior Sheeting** — Complete interior wall and ceiling finish
- **Utilities** — Sewer and water stub-ins for both shop units

## Key Features

- **Six 14' x 14' Garage Doors** — Oversized access for commercial equipment
- **Windows and Doors** — Full installation throughout both units
- **Center Divide Wall** — Structural separation creating two independent shops in one building
- **White Metal Cladding** — Corrugated siding with bold red trim accents
- **Standing Seam Metal Roof** — Durable, low-maintenance roofing system





## Access & Functionality

Six oversized 14' × 14' garage doors provide access for larger commercial vehicles, equipment, and materials — critical for high-volume shop operations.

### Built for Commercial Efficiency

The center divide wall separates the 13,000 sq ft structure into two independent commercial shop units — each with its own sewer and water stub-ins, floor drains, and dedicated overhead door access.

This design maximizes flexibility for future tenants or multi-use operations, allowing the building to function as two distinct businesses under one roof.

### UTILITIES & SYSTEMS

- Sewer and water stub-ins for both units
- Floor drains throughout the concrete slab
- Full interior sheeting — walls and ceiling
- Windows and personnel doors installed
- Electrical rough-ins and lighting ready



## Project Highlights

### Fast-Tracked Delivery

Completed in just 3 months, this 13,000 sq ft commercial facility was delivered on schedule with full coordination across multiple trades — from foundations and building erection to concrete flatwork, interior sheeting, and final utility connections.

### Dual-Unit Design Flexibility

The center divide wall creates two independent commercial shop buildings within a single structure — ideal for multi-tenant leasing, owner-occupied operations, or businesses requiring separate workspace zones.

# Ready for Commercial Use

## Fast, Professional, and Built to Impress

The client was very pleased with the speed and professionalism of the build — from breaking ground to a fully finished lodge and operational shop in three months. A complete facility, delivered exactly as envisioned.