



Garages and Carports: 40x52x12 Commercial Work Shop

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SKU:

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Product Description

3 Car Metal Garage 40x52x12 Commercial Workshop Steel

This 40x52x12 commercial steel building from [Handi House](#) is designed as a versatile solution for both storage and workspace needs. Built as a prefabricated car garage with commercial work space potential, it provides a practical option for customers who need vehicle protection along with functional interior room for equipment, tools, or business operations. It is suitable for residential or light commercial use where durability and open interior space are important.

Best For

- 3 car garage storage applications
- Garage with commercial work space needs
- Vehicle storage for cars, trucks, or equipment
- Workshop setup for light to moderate commercial use
- Residential property storage expansion
- Small business or service operations requiring covered space

What Fits Inside

With its 40x52 footprint and 12-foot height, this structure offers substantial interior space designed for multi-use functionality. It can comfortably support storage for multiple vehicles, typically up to three standard-sized vehicles depending on configuration and interior layout.

The open interior layout also allows space for:

- Workbenches and tool stations
- Equipment storage and shelving systems
- Small business inventory or supplies
- Open workspace for mechanical or fabrication use

The vertical design helps maximize usable interior clearance for taller equipment or lifted vehicles.

Build Quality & Materials

This steel garage is constructed using durable, commercial-grade materials designed for long-term structural reliability.

- 26 Gauge steel sheeting
- 14 Gauge framing (upgrade available)
- Vertical siding design for improved runoff performance
- Engineered for 150-170 wind load rating
- Designed for structural stability in varying conditions

The materials are selected to support long-term use while maintaining a clean, professional building appearance.

Customization Options

This prefabricated car garage offers multiple configuration and finish options:

- 15+ color options available
- Custom size and layout options
- Door placement and configuration flexibility
- Engineering plans available
- [Easy 3D Builder for design customization](#)

These options allow buyers to adjust the structure to match property requirements and intended use.

Standard Features / Specs

- Dimensions: 40x52x12
- Roof/Siding: All vertical siding system
- Framing: 14 gauge steel framing (upgrade available)
- Sheeting: 26 gauge steel
- Wind rating: 150-170 wind load engineered design
- Doors included:
 - (2) 10×10 roll-up doors
 - (1) 12×12 roll-up door with chain system
- Color options: 15+ available
- Engineering plans available
- Custom size and layout available
- Permit service available
- Free delivery included
- Free installation included
- [Rent-to-own option available](#) (no credit check, contact dealer for details)

Handi House provides factory-direct pricing to simplify the purchasing process for prefabricated steel buildings.

Delivery & Installation

Handi House includes [free delivery and professional installation](#) as part of the standard service. Permit assistance is also available to help support local building requirements.

Installation coverage and scheduling details may vary by location and project requirements, and are confirmed during the ordering process.

Decision Guidance

This 3 car metal garage 40x52x12 with commercial workshop space is a strong fit when you need a balance between vehicle storage and functional workspace. It is ideal for buyers who want a [prefabricated car garage](#) that can support both residential storage and light commercial operations.

You may want a larger structure if you plan to:

- Store oversized commercial equipment
- Operate a higher-volume business requiring expanded floor space

A smaller size may be more appropriate if:

- You only need single or two-vehicle storage
- Your workspace requirements are minimal

Call to Action

[Request a quote](#) for this 3 car garage today, explore customization options through the 3D builder, or contact Handi House to learn more about rent-to-own financing and installation availability.
