



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR LEASE

130 RICHARDSON RD

Silesia, MT 59041

AVAILABLE SPACE

57,295 SF

LEASE RATE

\$1.00 - 4.00 SF/yr (NNN)

AREA

Up to 57,000 SF industrial warehouse facility available for lease near Silesia, MT. Property was previously home to a large scale manufacturing plant boasting 3 phase power, huge 16 ft overhead doors and 10 acres of yard space. This facility has not been in operations for quite a few years, but landlord is willing to build to suit a tenant's needs which could include reinstalling 3 phase power, upgrading heaters, adding new LED lighting, building out office space, etc. Build to suit subject to signing a long term lease for qualified tenants. Landlord is also open to providing cold storage warehouse space for lease. If you need a lot of space at an affordable price, this could be the perfect location for you.



OFFICE

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Map data ©2019

OFFERING SUMMARY

Available SF: 57,295 SF

Lease Rate: \$1.00 - 4.00 SF/yr (NNN)

Lot Size: 10.0 Acres

Building Size: 57,295 SF

PROPERTY OVERVIEW

*8,000 to 57,000 SF of industrial/warehouse space for lease just south of Laurel, MT near Silesia

*FOR LEASE: \$1 to \$4 PSF NNN

*Price & terms negotiable

*Landlord willing to renovate to suit tenant's needs

*15,900 SF metal shop/warehouse w/ 16 ft overhead doors

*13,00 SF metal shop/warehouse w/ 14 ft overhead doors

*8,320 SF tilt-up concrete shop/warehouse

*9,275 SF Barn

*10,800 SF metal canopy roof connecting 15,900 SF & 8,320 SF spaces

*2-10 acres of yard space available

*16-24 ft sidewalls

*3 phase power available

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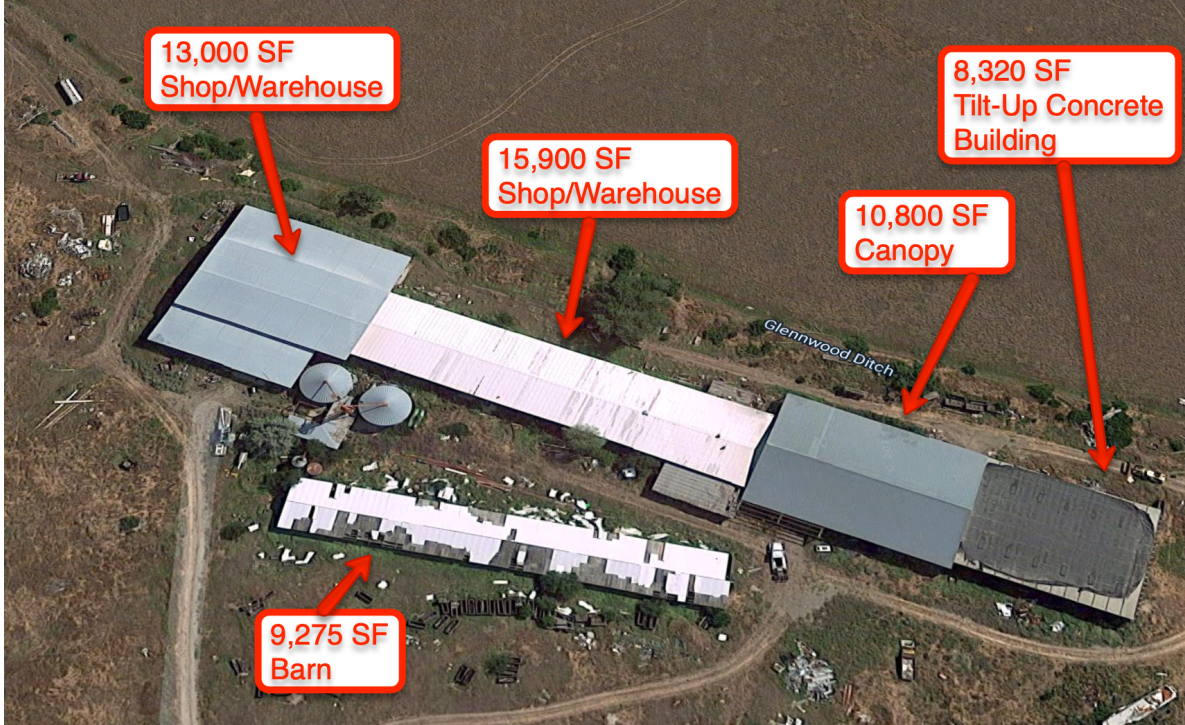
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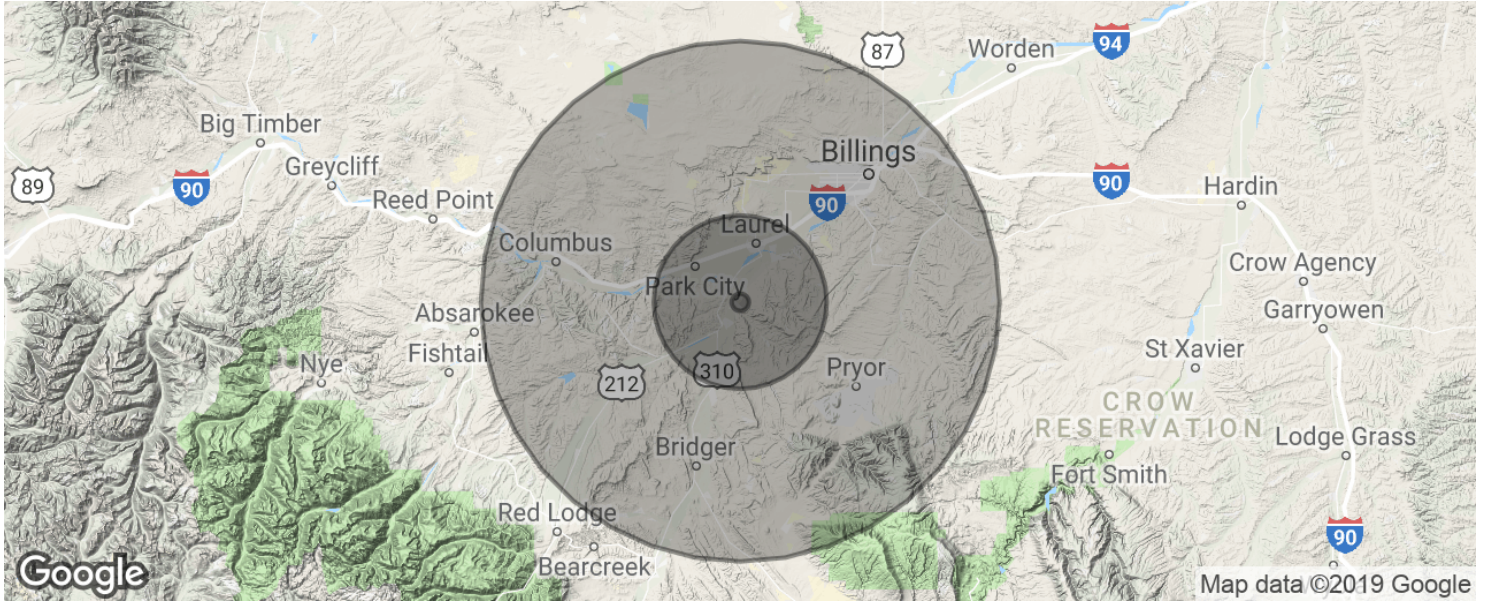
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POPULATION	1 MILE	10 MILES	30 MILES
Total population	13	5,109	166,477
Median age	46.0	40.5	38.6
Median age (Male)	46.4	41.0	37.3
Median age (Female)	45.5	39.8	39.8
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	4	1,917	69,401
# of persons per HH	3.3	2.7	2.4
Average HH income	\$91,854	\$72,245	\$62,276
Average house value	\$284,622	\$252,270	\$210,562

* Demographic data derived from 2010 US Census

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