



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

MIXED USE DEVELOPMENT FOR LEASE OR JOINT VENTURE

5500 Midland Road
Billings, MT 59101

AVAILABLE SPACE
Mixed Use Development

LEASE RATE
Ground Lease \$0.55 PSF NNN - Convention Center 7.00 PSF (NNN)

FEATURES

- 45,000 Convention Center Available For Lease
- 13 Acres Ground Lease Available
- 238 Hotel Units & Convention Center Available
- Owner will consider Joint Venture with Qualified Developer.

AREA

Located on Midland Rd adjacent to Interstate 90 interchange.

VIDEO

[Click Here](#)



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OFFICE

George Warmer, CCIM
406 855 8946
george@cbcmontana.com
David Mitchell
406 794 3404
d@cbcmontana.com

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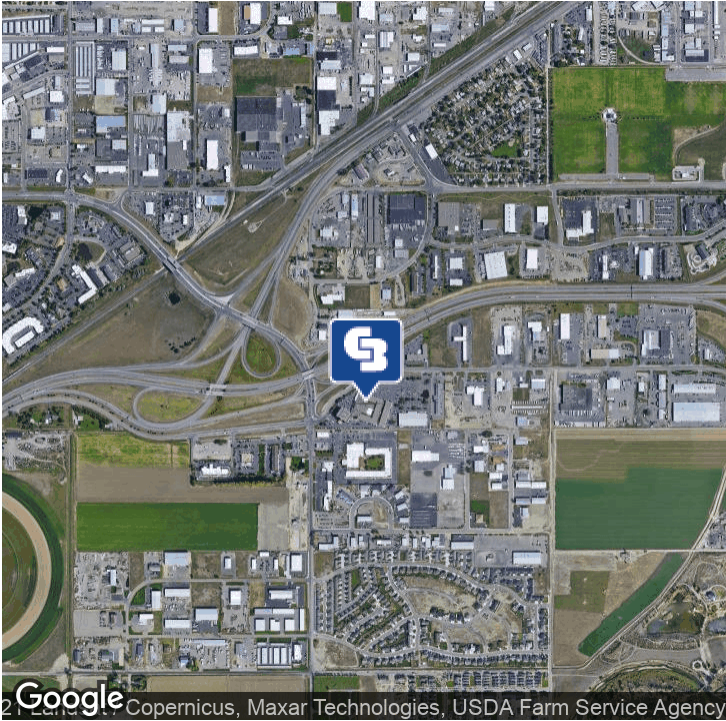
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF: 45,000 SF - 13 Acres

Lease Rate: \$0.55 PSF - 7.00 PSF

Lot Size: 13 Acres

Renovated: 1999

Zoning: Corridor Mixed Use 2

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PROPERTY OVERVIEW

45,000 Conference Center: \$7 PSF NNN
238 Unit Hotel & Convention Center
13. 698 Ground Lease Opportunity: \$0.55 PSF

Available separately

PROPERTY HIGHLIGHTS

- Former Montana Convention Center Available For Lease Approximately 45,000 SF Dock & Multiple Overhead Doors. \$7.00 PSF NNN
- 238 Hotel Units, Convention Center and Dining Facility available For Lease or Joint Venture Development. *(Terms to be negotiated)*
- 13.69 Acre Prime Development Site 96 Year Ground Lease of All Improvements is Available For \$0.55 PSF. *(Ground Lease Excludes Hotel Tower)*
- Owner will consider Joint Venture with Qualified Developer.



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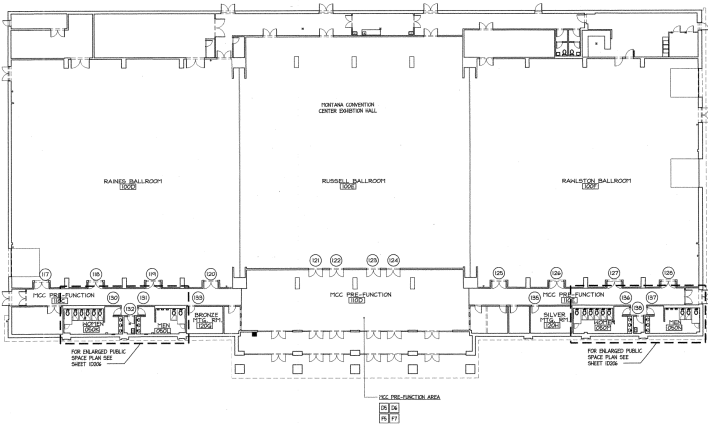
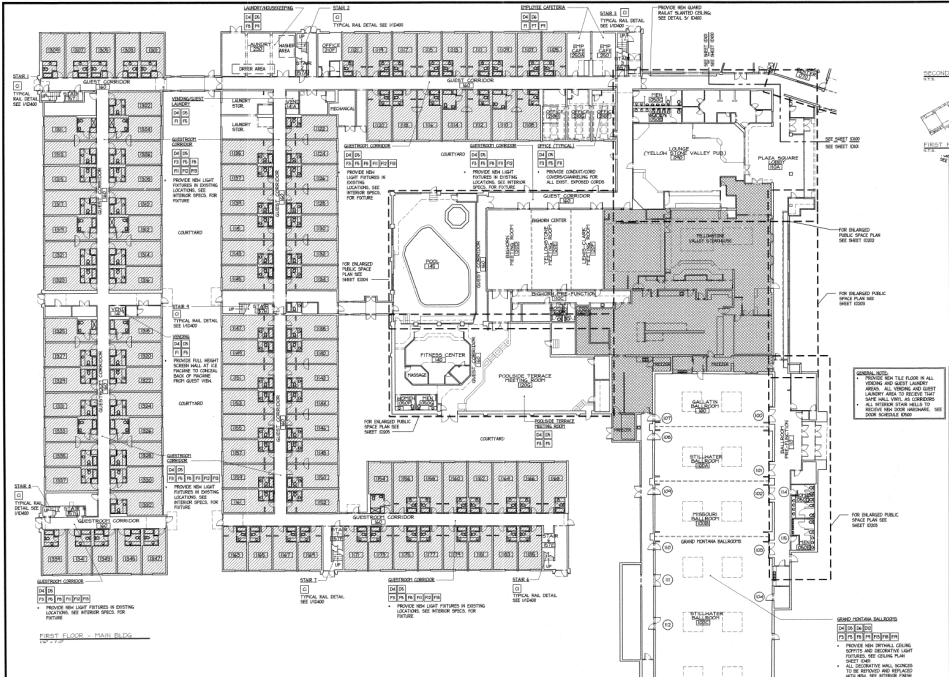
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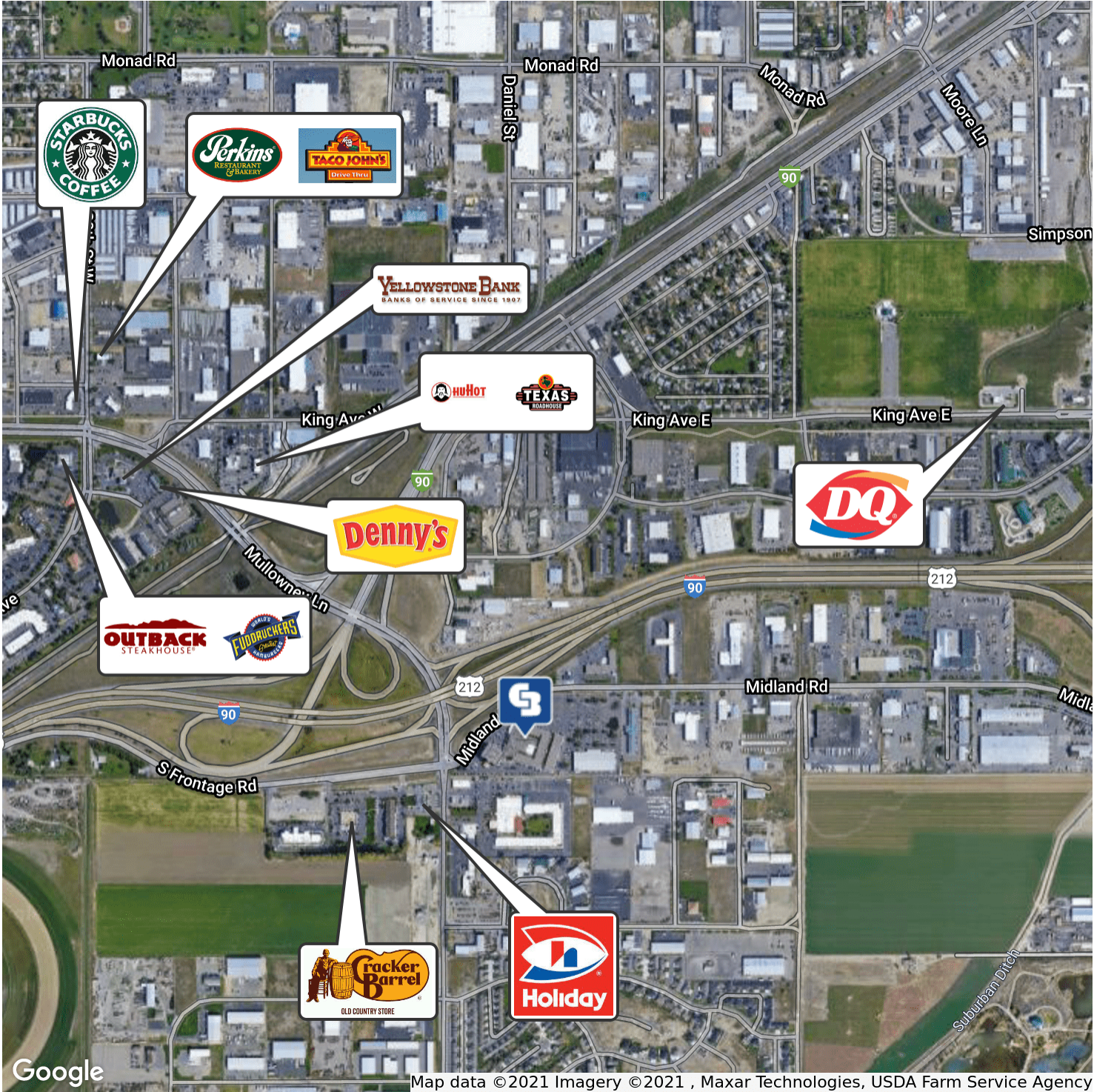
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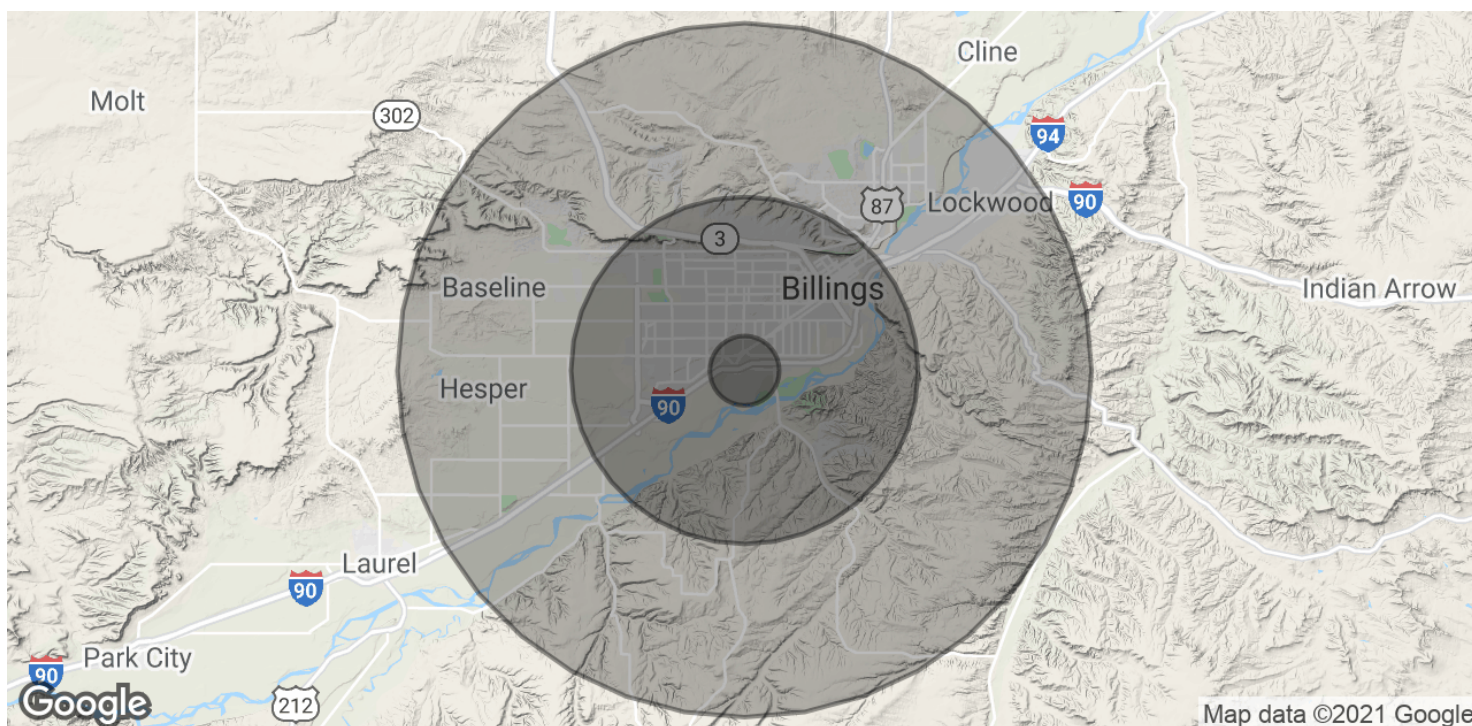
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,572	102,077	149,778
Average age	38.6	37.7	37.7
Average age (Male)	35.9	36.0	36.0
Average age (Female)	41.8	39.7	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,061	44,701	63,694
# of persons per HH	2.4	2.3	2.4
Average HH income	\$52,480	\$55,510	\$60,411
Average house value	\$142,054	\$179,567	\$194,885

* Demographic data derived from 2010 US Census

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GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.855.8946

MT #14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

TRANSACTIONS OF NOTE

Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and an MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic and community organizations. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member

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DAVID MITCHELL

Principal | Broker

d@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.794.3404

MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Client transactions include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research encompasses Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Education is important to David. Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, is an Eagle Scout, and manages a 6 handicap in golf.

Community involvement is no stranger to David. His impact in the community consists of serving on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Board Member for the Business Improvement District, Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT in both 2018 and 2019.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018, 2019, and 2020)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

Board of Directors, Riverstone Health Foundation

Board of Adjustments, City of Billings, MT

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