

SALE

1823 SHACKELFORD LN

1823 Shackelford Ln Billings, MT 59101

SALE PRICE

\$6,000,000



COLDWELL BANKER
COMMERCIAL
CBS

Shaylee Green

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Todd Sherman

406 570 8961

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OFFERING SUMMARY

Sale Price:	\$6,000,000
Building Size:	20,725 SF
Lot Size:	10 Acres
Price / SF:	\$289.51
Year Built:	2020
Zoning:	I1- Light Industrial

PROPERTY OVERVIEW

20,725 SF Building & 10 acre Lot
High end 2,125 SF Class A Office with conference room and 3 restrooms with 1 shower near shop. Gas Forced air with AC.

PROPERTY HIGHLIGHTS

- 7 - 16x18 OH Doors
- 2 - 14 x14 interior OH Doors to washbay on south end and northend storage area.
- 8 inch concrete with Radiant boiler heat
- (2) 10,000 LB Cranes

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NUCOR BUILDING SYSTEMS
A DIVISION OF NUCOR CORPORATION

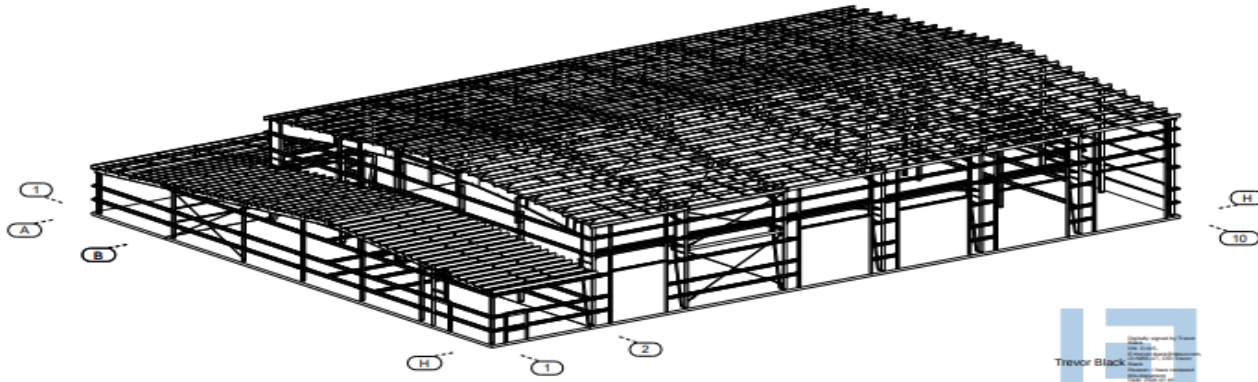


Number: U20L0319A
Name: Chappy Billings MT
Location: City, County, State
Billings, Yellowstone, MT
Customer: Bighorn Steel Buildings Inc.

Required Manuals
C298 Roof Sheeting
H8700 - Erection Manual

Drawing Index

Cover Sheet:	CL-C4
Anchor Bolt Plan:	F1-F2
Primary Plans/Sections:	F1-F11
Crane Plans:	Q1-1
Roof Framing Plans:	R1-R3
Wall Framing Plans:	W1-W13
Sheeting Drawings:	S1-S18
Details:	D1-D12
Sheeting Details:	SD1-SD13



Trevor Black

NUCOR
1000 North Valley Lane
Billings, MT 59102
Phone: (406) 919-3100
Fax: (406) 919-3101

Chappy Billings MT
Billings, Yellowstone, MT
Bighorn Steel Buildings Inc.
Billings, MT 59101

U20L0319A Cover sheet

07/10/2020

CL OF 4

BUILDING INFORMATION

- 14 x14 interior OH Door to wash bay.
- 14 x 14 interior OH Door to north end interior room storage area.
- 8 inch concrete with Radiant boiler heat
- Exhaust fans and massive reversible hurricane fans in shop.
- 10,000 TON Single Bridge Double Trolley Lift
- Wash Bay with floor drains/ oil water separator and float system. 3500 PSI pressure washer stays. Hot water.
- Galvanized Steel throughout and Standing Seam.
- Well is approximately 42 feet deep with 40 gallons a minute
- Time Zone controlled LED lights with App for control.

BUILDING INFORMATION

- 12 inches thick gravel and significant water retention, separate Pond.
- 4 Parking lot light poles with 110 outlets.
- High end 2,125 SF Class A Office with conference room and 3 restrooms with 1 shower near shop. Gas Forced air with AC. Radiant heat in floor as well.
- Fire Suppression throughout with 13,000 gallon retention onsite.
- Complete building plumbed with Compressed 100 ft long air hoses. 12 hoses 3/8in, 10 hoses 1/2 in.
- 7 - 16x18 exterior OH Doors
- 2 - 14 x 14 exterior OH Doors

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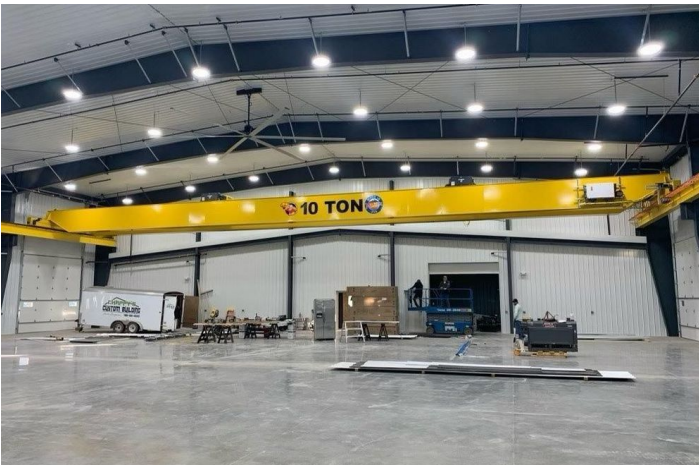


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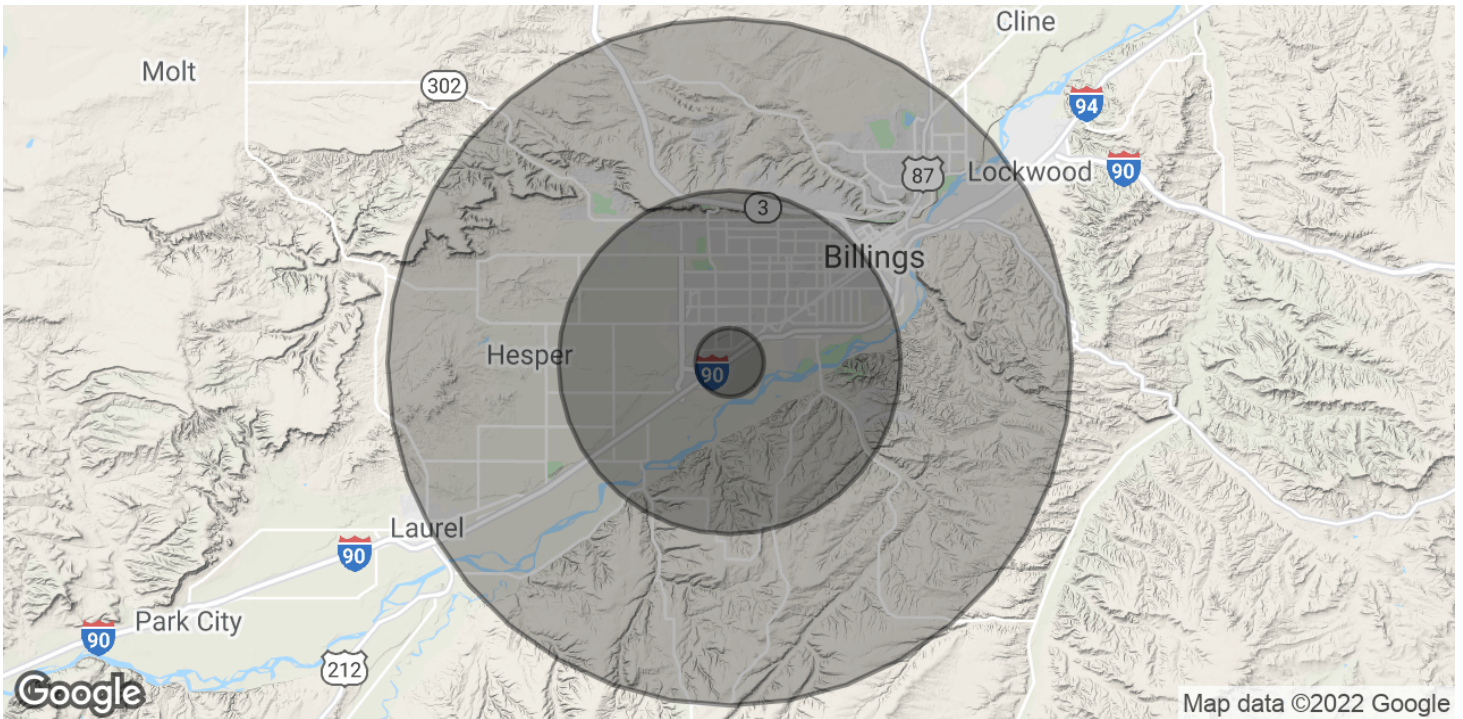


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,784	74,309	137,047
Average Age	34.7	39.2	37.9
Average Age (Male)	33.5	37.0	36.5
Average Age (Female)	35.7	41.4	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	840	33,229	58,676
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$53,488	\$59,459	\$61,115
Average House Value	\$183,717	\$192,694	\$206,821

* Demographic data derived from 2010 US Census

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SHAYLEE GREEN

Comm Sales Associate

shaylee@cbcmontana.com

Direct: 406.656.2001 | **Cell:** 406.208.7723

PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer - - camping, hiking, rock climbing, snowboarding and everything in between. Shaylee Studied Theology at Yellowstone Christian College right after high school and Completed an A.A. with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings. She has 5 beautiful and very spunky children whom she tirelessly raises by herself while establishing her career in Real Estate. They are her pride and JOY! She has successfully completed multiple transactions and has extensive knowledge of investment grade properties. She exudes passion for small business owners because she comes from generations of hardworking farmers and ranchers and many extended family members are also self employed. Needless to say, its in her blood. She is a Nationally licensed Realtor and carries her Montana State Brokers license as well. She has completed three courses in the 4 tier program to receive the highly recognized Certified Commercial Investment Manager (CCIM) designation and on her way to finish course #4 fall of 2021 through the number and complexity of transactions she has completed at Coldwell Banker Commercial . Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community

EDUCATION

CCIM 101

CCIM 102

MEMBERSHIPS

Billings Association of Realtors

CBS

1215 24th Street Suite 240

Billings, MT 59102

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TODD SHERMAN

Comm Sales Associate

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Direct: 406.656.2001 | **Cell:** 406.570.8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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