



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

2143 LAMPMAN DR

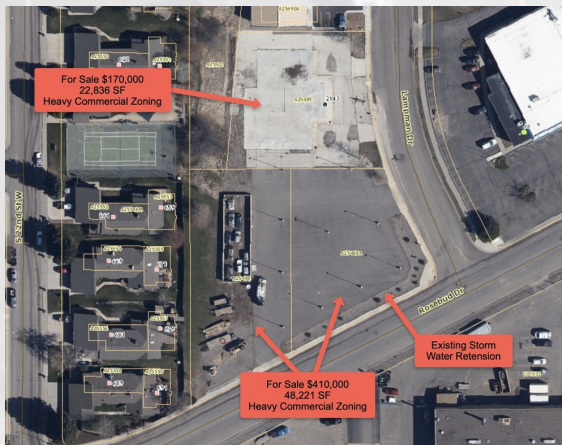
Billings, MT 59102

AVAILABLE SPACE
22,836 SF - 71,057 SF

ASKING PRICE
\$170,000 - \$580,000

AREA

Prime industrial lots for sale near Costco at \$7.45-\$8.50 PSF. Lots are shovel ready with access to all city services. Save money by taking advantage of the exiting infrastructure and storm water retention already in place on the southern 2 lots. Ideal location for any service based business serving the greater Billings area or bring your builder and build shop/warehouse space to lease out. Included is a sample site plan drawn up by IMEG on how to maximize the site and build up to 20,000+ SF of shop/warehouse space. Current owner was planning on building 10,000 SF of shop/warehouse space on the south lots and 10,000 SF of high sidewall warehouse/distribution space with loading docks on the north lot. Currently Billings has a shortage of industrial warehouse space for lease -- buyer could build one building for themselves and build a second building as an investment.



INDUSTRIAL LAND

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OFFERING SUMMARY

Sale Price: \$170,000-\$580,000

Available SF: 22,836 - 71,057 SF

Lot Size: 1.63 AC

Zoning: CX-Heavy Commercial

PROPERTY OVERVIEW

*1.63 Acres of Prime Industrial Land for Sale

*For Sale \$580,000

*Zoned Heavy Commercial

*All City Services Available

*Southern Lots Have Existing Storm Water Retention

*Can Be Sold As 2 Separate Transactions

*North Lot: 22,836 SF for \$170,000 (\$7.45 PSF)

*South Lots: 48,221 SF for \$410,000 (\$8.50 PSF)

*3.5% COMMISSION OFFERED TO BUYER'S AGENT IF ANY LOT CLOSES BY DEC 31, 2021

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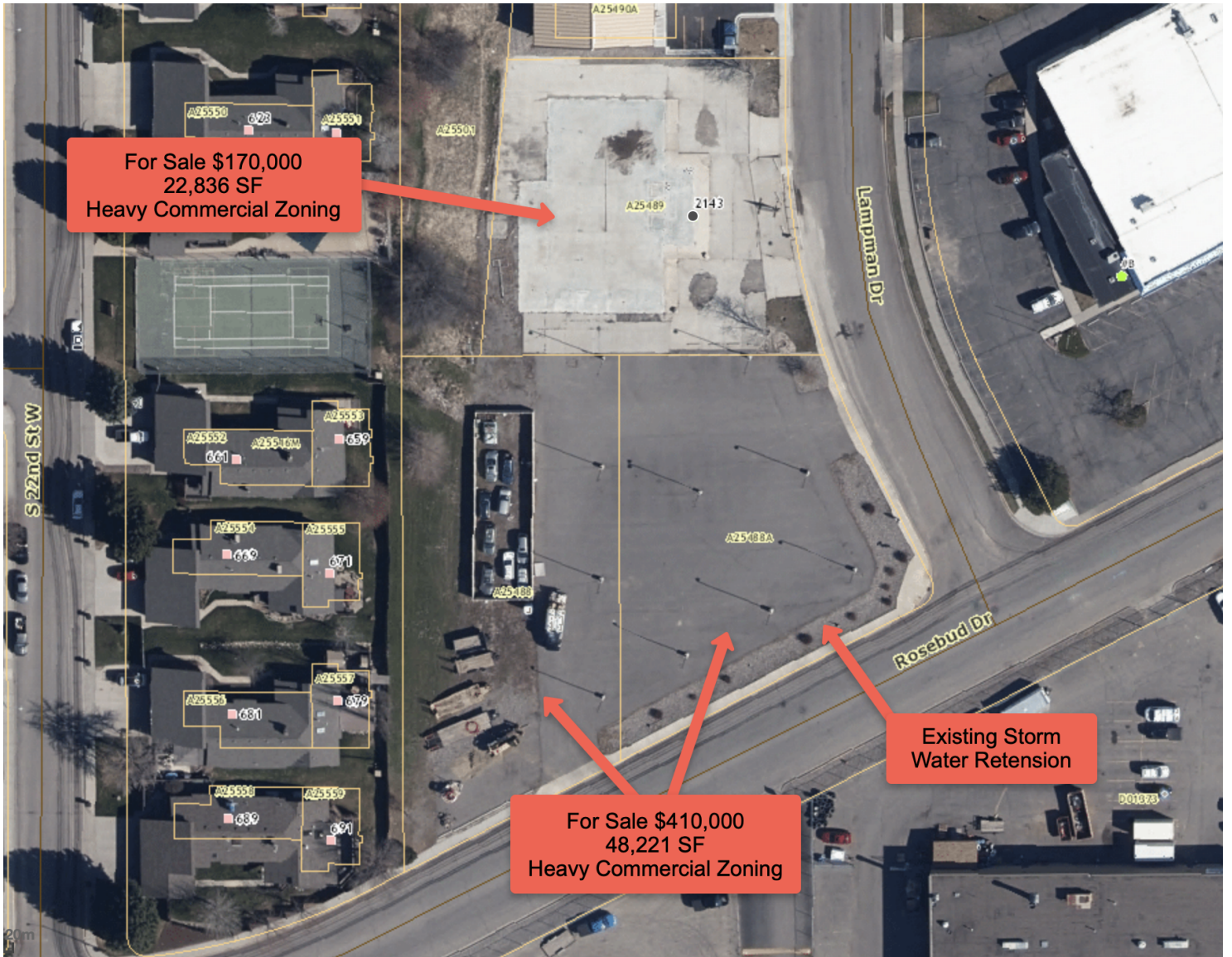
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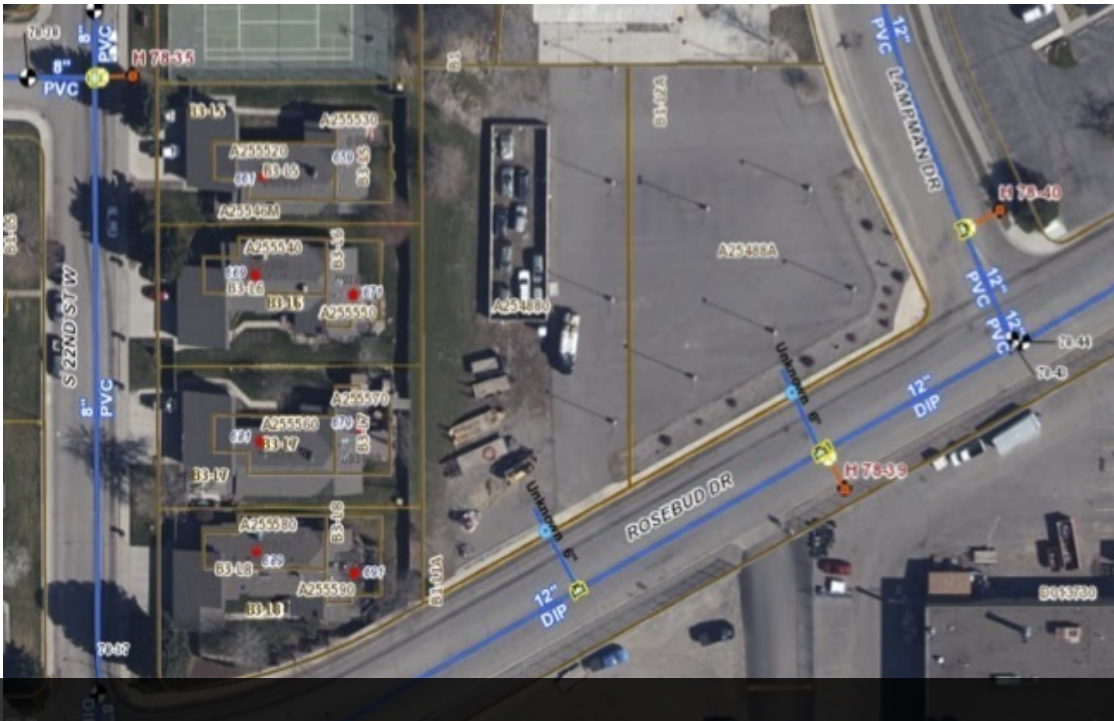


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Sample Site Layout



City Water

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Sanitary Sewer 108.573 Degrees



Storm Drain 108.572 Degrees

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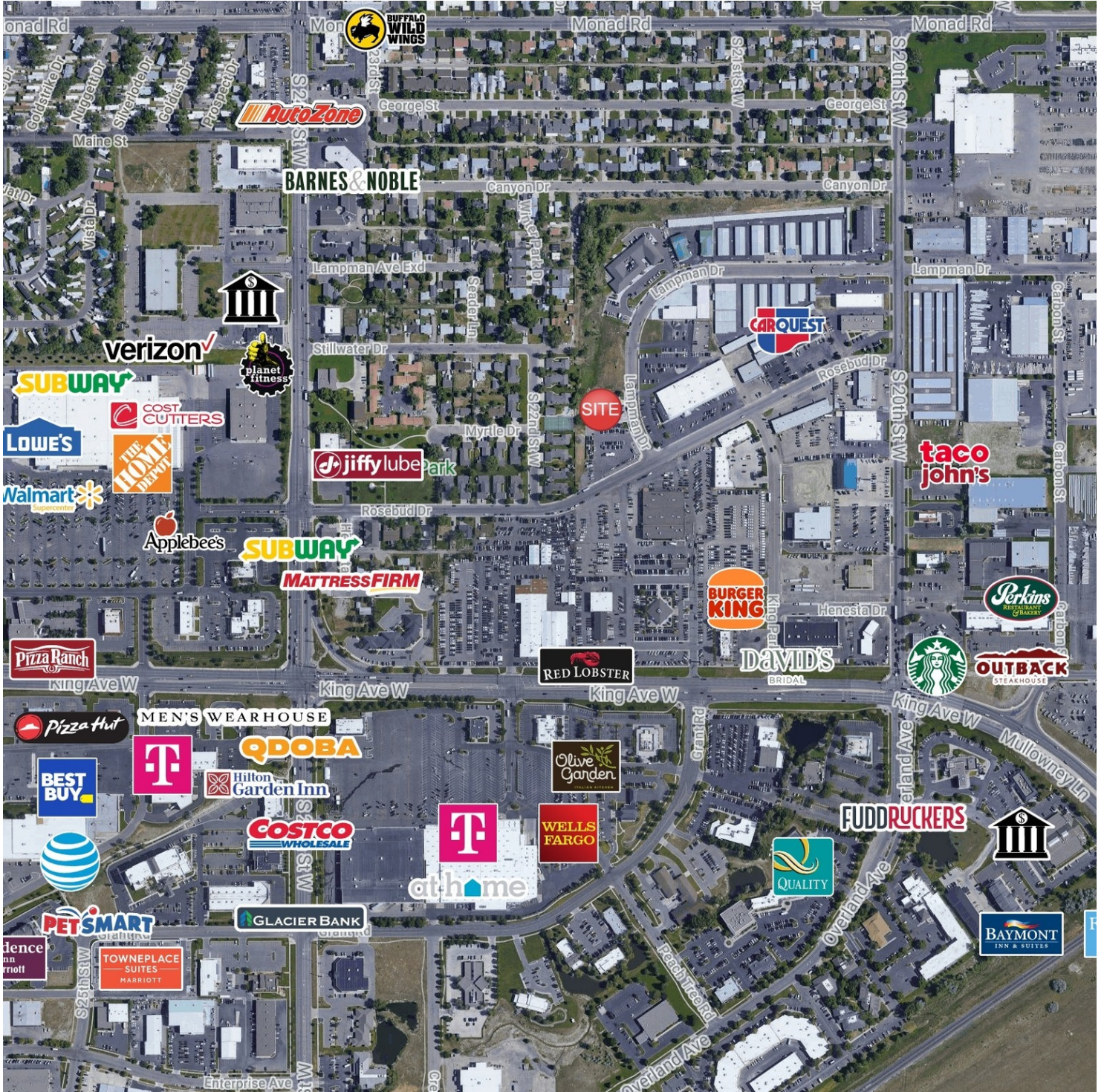
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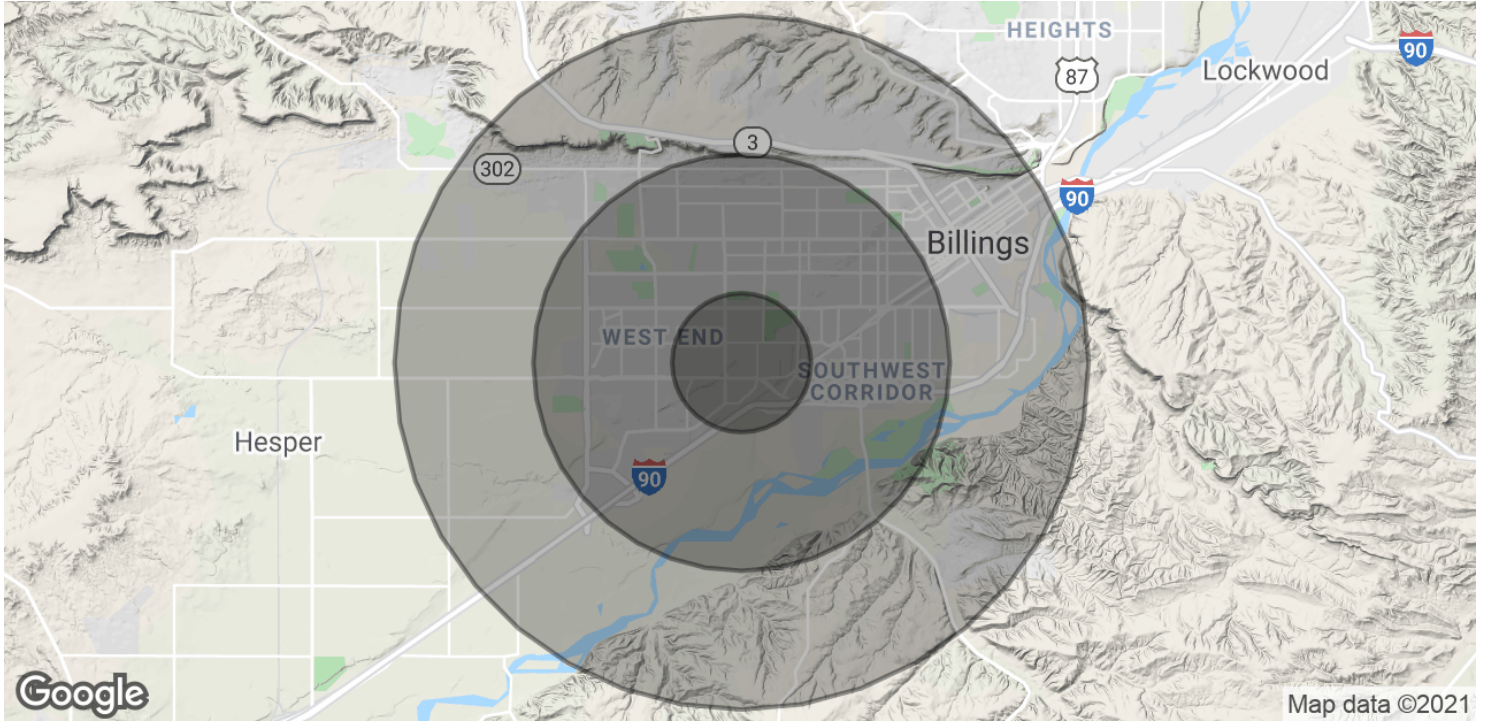
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,132	55,500	99,757
Average age	39.3	38.5	38.2
Average age (Male)	37.8	36.4	36.4
Average age (Female)	41.4	40.6	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,149	25,170	43,916
# of persons per HH	2.4	2.2	2.3
Average HH income	\$56,761	\$56,359	\$57,965
Average house value	\$161,140	\$176,519	\$190,888

* Demographic data derived from 2010 US Census

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