

4151 1st Ave S, Billings, MT 59101

FOR SALE

OFFERING MEMORANDUM

\$4,500,000

- ± 49,112 sf, turnkey industrial property
- ± 3.62 acres
- Rail Spur
- 4 dock doors
- 3 drive in doors
- Ceiling clearance of 13' – 21'
- Sprinkled
- 3 phase power
- Convenient location with multiple interstate exits within 2 miles

Listing referred by:



SterlingCRE
A D V I S O R S



**COLDWELL BANKER
COMMERCIAL**

CBS

3135 Meadow View Dr Billings, MT 59102 406-656-2001 www.cbcmontana.com

DAVID MITCHELL, SIOR, CCIM
801.860.4299
d@cbcmontana.com

NATHAN MATELICH, CCIM
406.781.6889
nathan@cbcmontana.com

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Coldwell Banker Commercial CBS ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial and title information may be made available upon request following the execution of a non disclosure agreement or mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

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SUMMARY

ADDRESS	4151 1 st Ave S, Billings, MT 59101
PRICE	\$4,500,000
PROPERTY TYPE	INDUSTRIAL
YEAR BUILT	1959
TOTAL ACREAGE	±3.62 ACRES (157,557 SF)
BUILDING SIZE	±49,112 SF
WAREHOUSE SIZE	±39,512 SF
OFFICE SIZE	±9,600 SF
ZONING	LIGHT INDUSTRIAL
CONSTRUCTION	CONCRETE BLOCK/PRE-ENGINEERED STEEL
PARKING	APPROXIMATELY 41 SPACES
ACCESS	1 ST AVE SOUTH
POWER	3 PHASE
SERVICES	CITY WATER & SEWER
PROPERTY TAX	\$30,158 (2022)
FEATURES	GRADE LEVEL DOORS, DOCK HIGH DOORS, RAIL SPUR, SPRINKLED, OFFICE

Introducing a large, turnkey industrial site with expansion potential at 4151 1st Avenue South in the growing city of Billings, Montana. The ±49,112 square foot warehouse features a grade-level overhead door, dock-high loading, and access to a rail spur. This ±3.62-acre parcel is connected to all city services, allowing for expansion, redevelopment, or significant truck circulation and parking space.

The property, located near the expanding downtown and West End areas, includes reception, a training room, private offices, and ample staff/client parking. It is located in close proximity to Interstate 90, Montana Avenue, and State Avenue, and is surrounded by a variety of retail and industrial businesses such as automotive services, hardware stores, and gas/convenience stores.

Currently serving as a distribution warehouse, the space may accommodate a range of industrial operations. This property would be ideal for those seeking a large industrial space or a redevelopment site with room for expansion.

Coca-Cola High Country is relocating to their new facility on S Frontage Road and Harnish Boulevard in January of 2024.

As the largest city in Montana, Billings is the thriving county seat of Yellowstone County with a population of over 115,000 residents. Located in southeast Montana, this city is known for its business-friendly environment, reasonable cost of living, and job opportunities, making it a welcoming place for both in-state and out-of-state residents. In 2021, The Wall Street Journal identified Billings as one of the hottest real estate markets in the country, and the city continued to experience rapid growth through 2022.



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APPROXIMATE LOT LINES



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BOUNDARY AERIAL

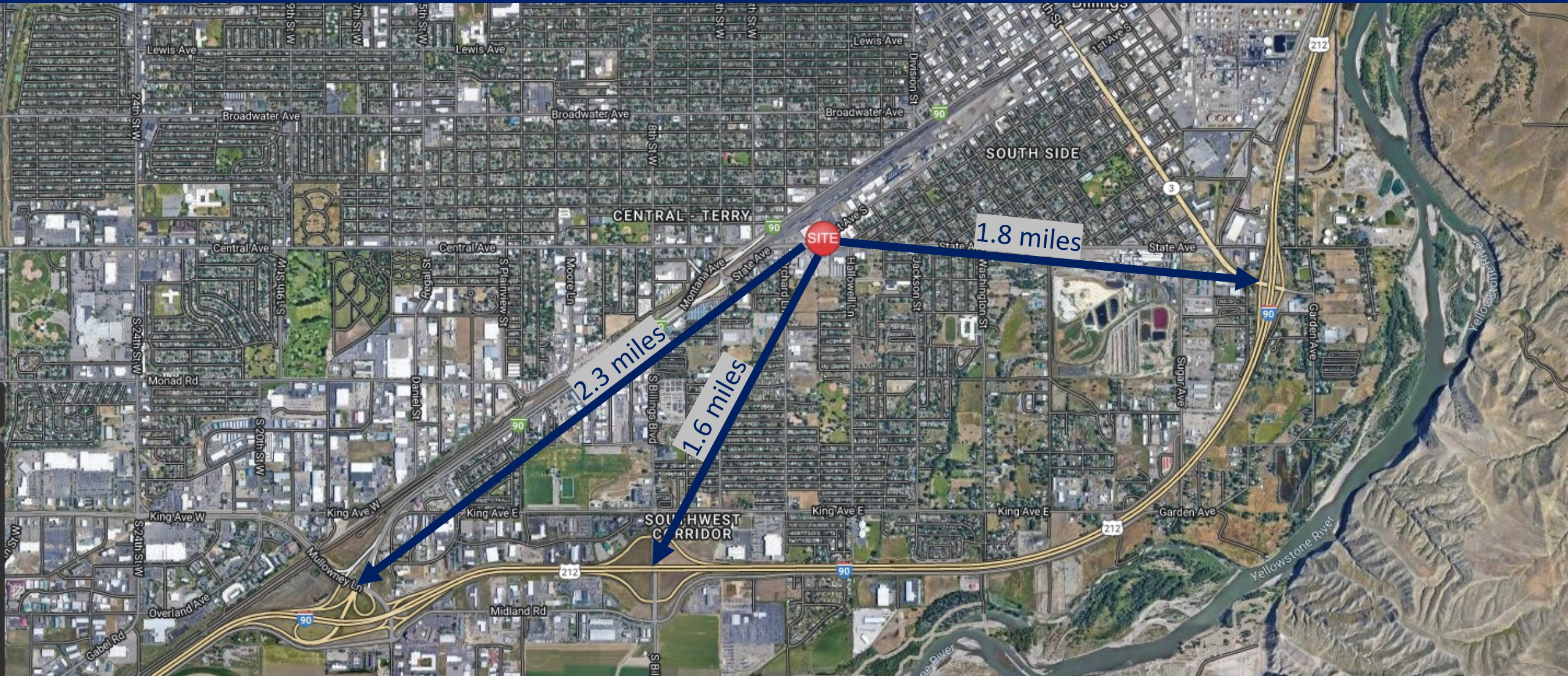


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AERIAL



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PROPERTY PHOTOS



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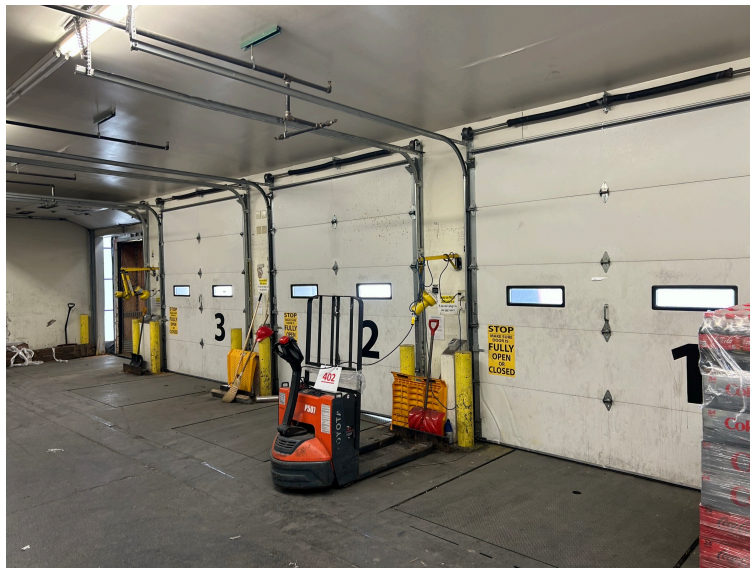
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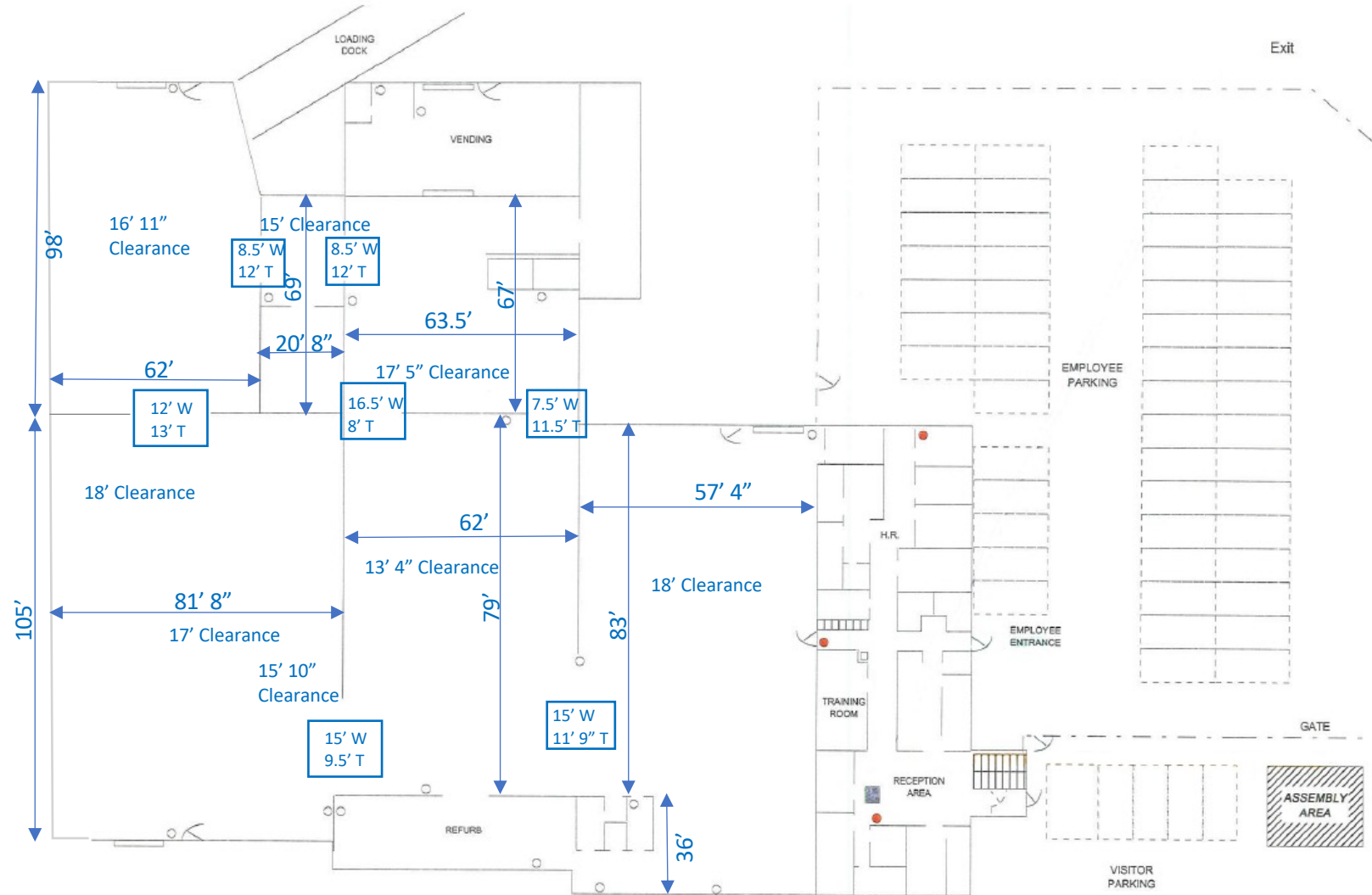
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PROPERTY OVERVIEW

LOCATION

The property is situated near downtown Billings and is approximately 2 miles, or less, from multiple Interstate 90 exits making the location easy to access for incoming and outgoing over the road shipments. The property also has a rail spur, providing access to the property for shipments coming in by rail.

The area is primarily industrial with other large warehouses and distributors nearby.

ACCESS

Access from 1st Ave S

TRAFFIC COUNTS

9,644 AADT (2022)

PARKING

41 parking stalls

YEAR BUILT

1959

NEAREST AIRPORT

Billings Logan International Airport



1959
YEAR BUILT



9,644
TRAFFIC COUNT
(AADT)



**NEAREST
AIRPORT**
Billings Logan
International

