

# SALE / LEASE

## TURNKEY INDUSTRIAL PROPERTY

4151 1st Ave S Billings, MT 59101



<b>SALE PRICE</b>	\$4,500,000
<b>LEASE PRICE</b>	\$24,556/mo NNN
<b>BUILDING SIZE</b>	±49,112 SF
<b>ACREAGE</b>	±3.62 AC

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Sale Price	<b>\$4,500,000</b>
Lease Rate	<b>\$25,446.00 PER MONTH</b>

### OFFERING SUMMARY

Building Size:	49,112 SF
Office SF:	9,600 SF
Warehouse Size:	39,512 SF
Lot Size:	3.62 AC (157,557 SF)
Year Built:	1959
Zoning:	Light Industrial
Parking:	Approx 41 Spaces
Construction:	Concrete Block Pre-engineered Steel
Services:	City Water & Sewer

### PROPERTY OVERVIEW

- > ± 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
- > Office
- > Convenient location with multiple interstate exits within 2 miles

### OTHER RESOURCES

[Aerial View](#)

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### LISTING OVERVIEW:

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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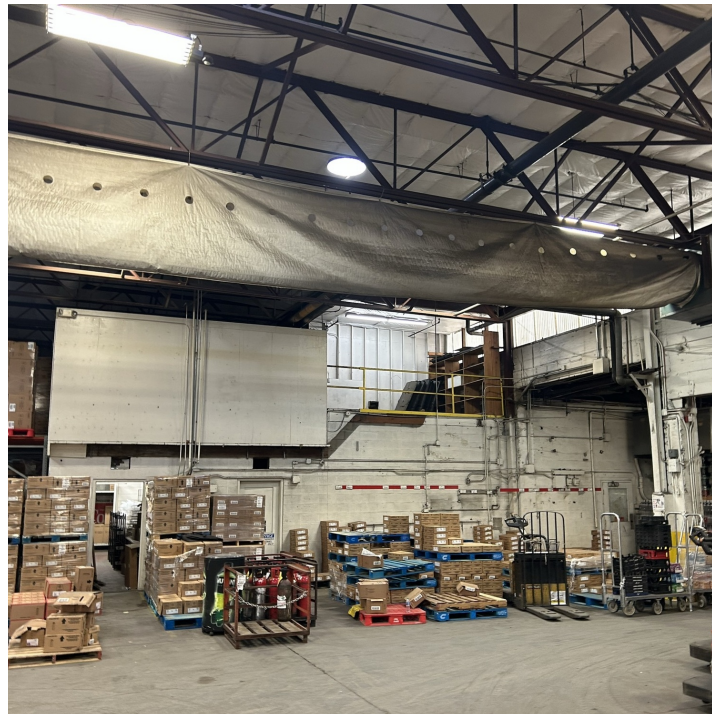
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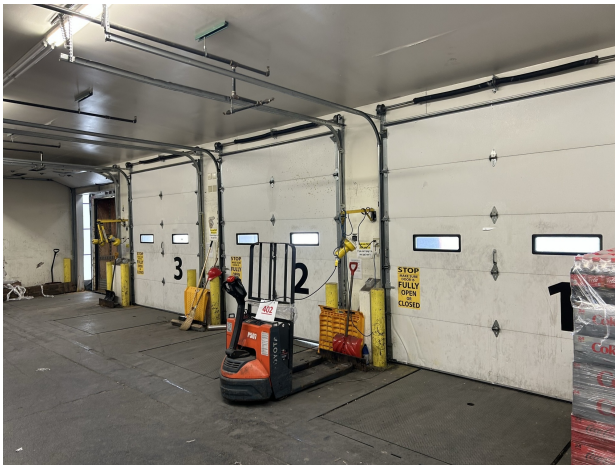


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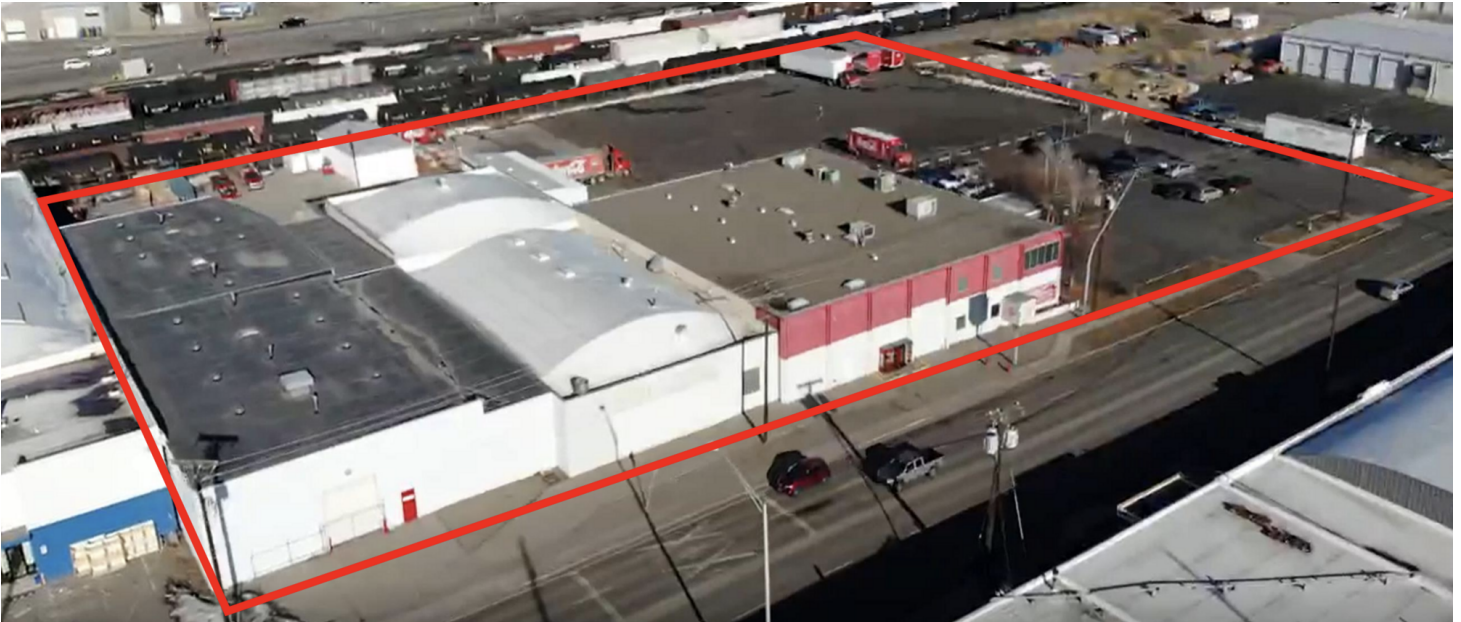


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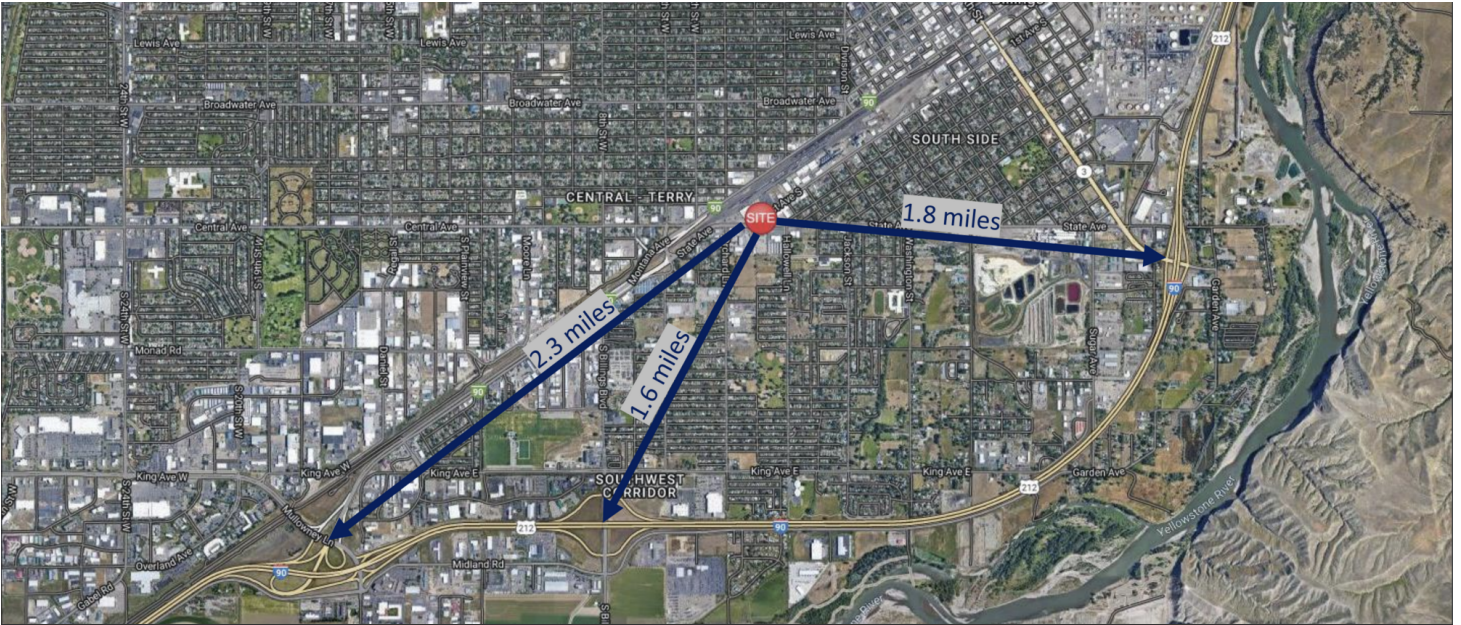
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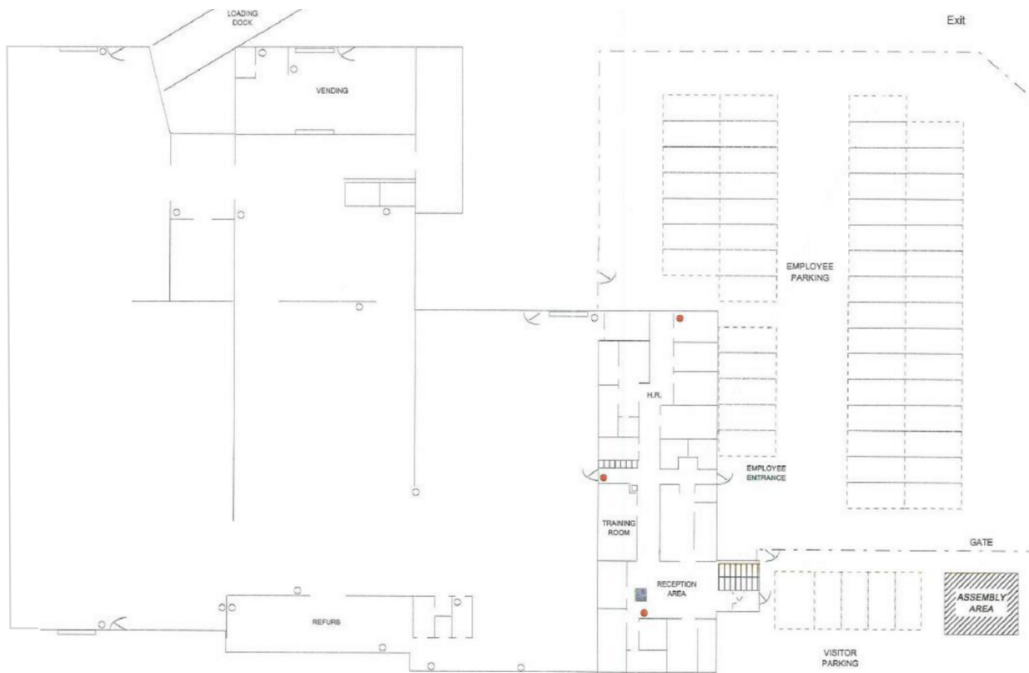
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Aerial View



Site Plan

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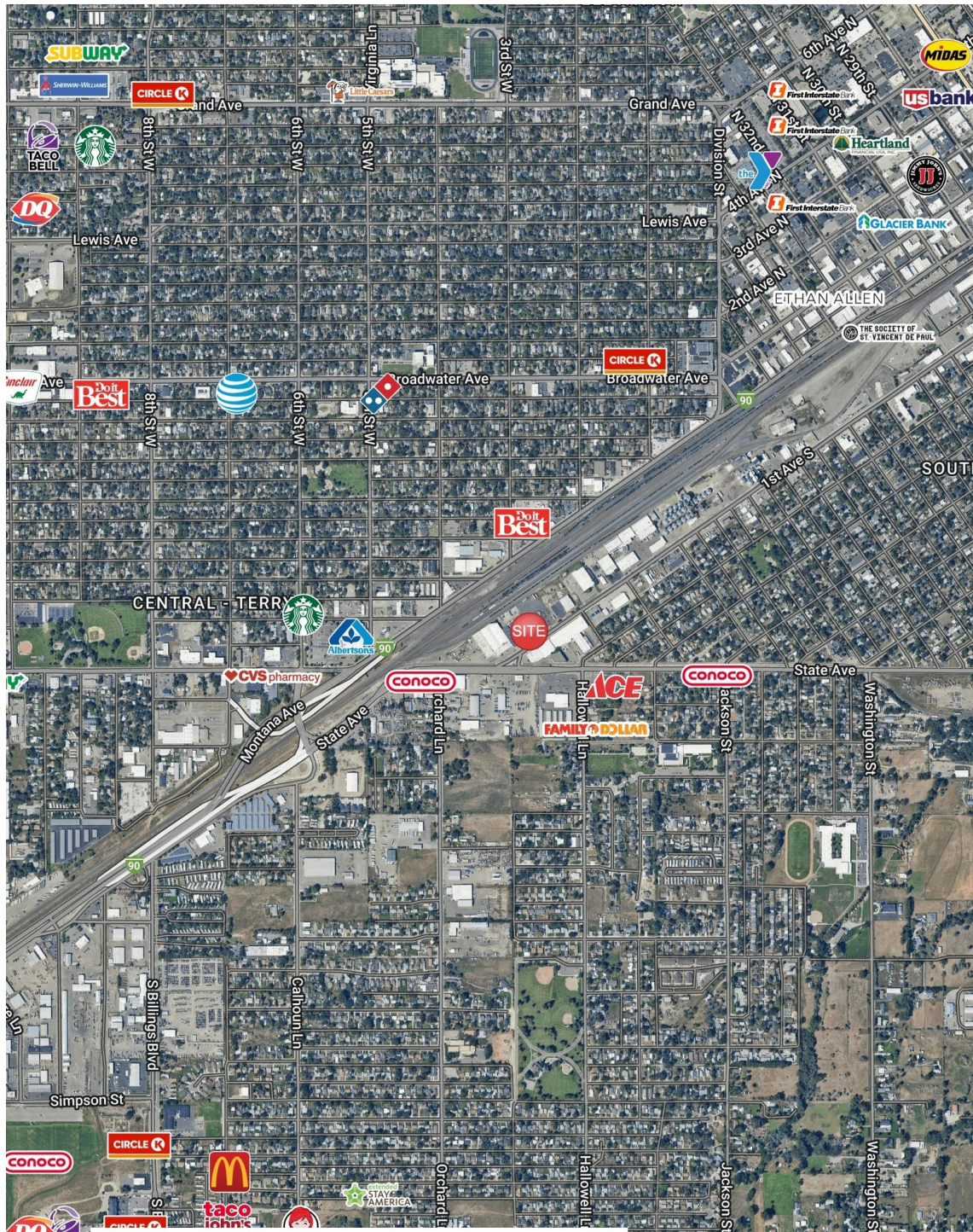
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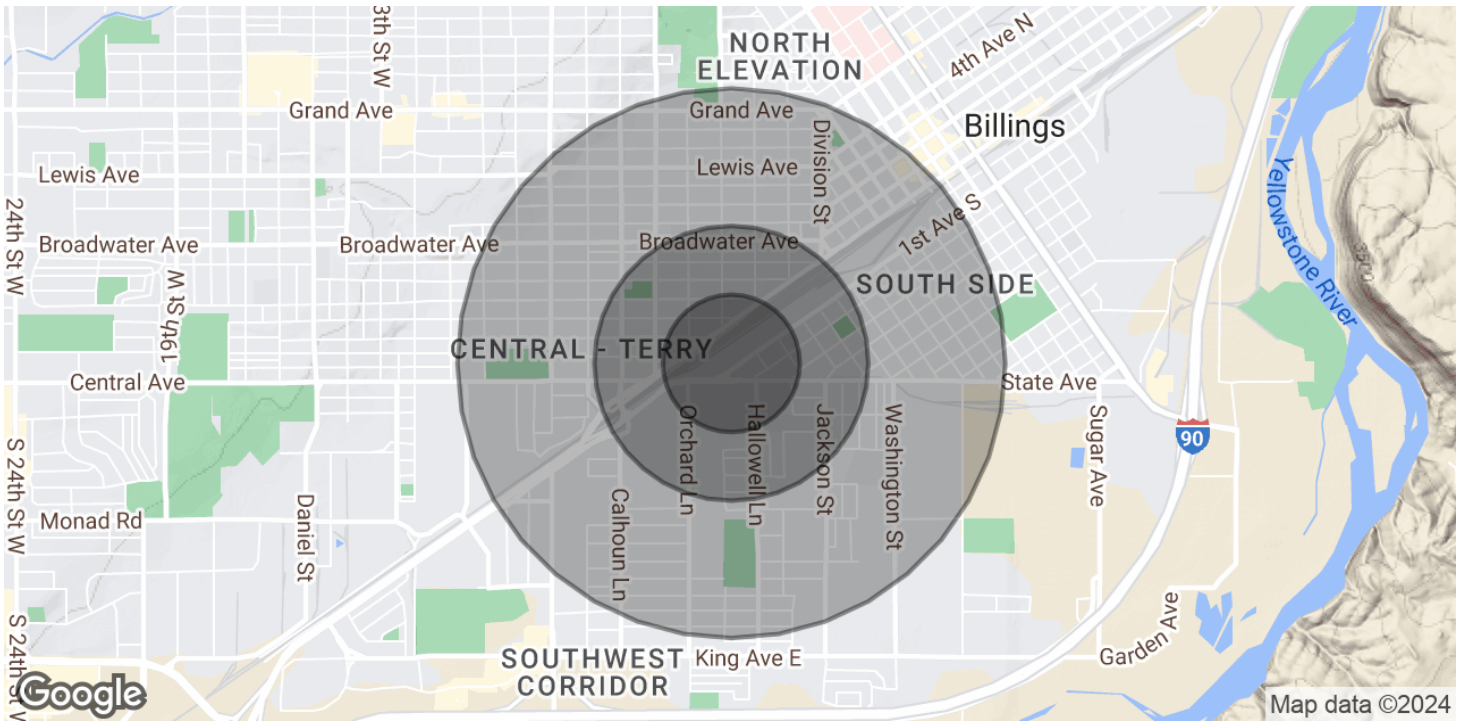


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	881	3,228	12,405
Average Age	32.5	33.5	34.4
Average Age (Male)	26.1	28.4	32.3
Average Age (Female)	36	38.3	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	362	1,394	5,656
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$51,564	\$49,867	\$56,126
Average House Value	\$163,560	\$158,477	\$165,028

2020 American Community Survey (ACS)

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