

LEASE

2549 COTTONTAIL ROAD

2549 Cottontail Road Bozeman, MT 59718



MONTHLY RATE \$5,500 - \$33,000 + Utilities

AVAILABLE SF 5,000 - 30,000 SF

Michael Speidel

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Nathan Matelich, CCIM

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PROPERTY DESCRIPTION

Gallatin Gateway Shops

LOCATION DESCRIPTION

- Competitively priced new construction shops for lease
- Ideal for contractors or professional services companies that service both Bozeman & Big Sky

OFFERING SUMMARY

| | |
|------------------|--------------------------------|
| Lease Rate: | 13.20 SF / YR (MG) |
| Monthly Rate: | \$5,500 - \$33,000 + Utilities |
| Available SF: | 5,000 - 30,000 SF |
| Available Units: | 6 |

PROPERTY HIGHLIGHTS

- 2549 Cottontail Rd, Gallatin Gateway, MT
- 5,000 SF New Construction Shop/Warehouses for Lease
- \$5,500/mo + Utilities (Propane, Electric & Phone/Internet)
- 6 Separate 5,000 SF Buildings
- 400 Amp Electric Panel
- Shop Heaters (Propane)
- 1qty 14 ft overhead door
- Bathroom
- Septic& Well
- Ability to Add Shop Sink or 220 Electrical Outlet(s)
- Ability to Add Office(s)
- Yard Space Included for Parking of Cars, Trucks & Trailers (No Junk)
- Zoned to Allow Live/Work
- Security Cameras Throughout Property for Safety

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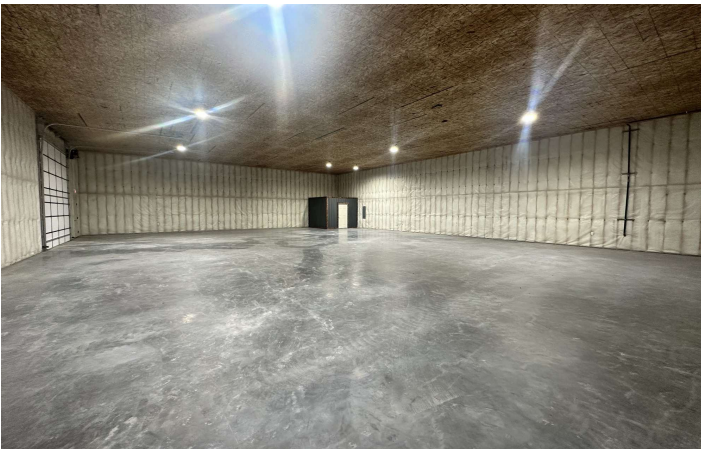


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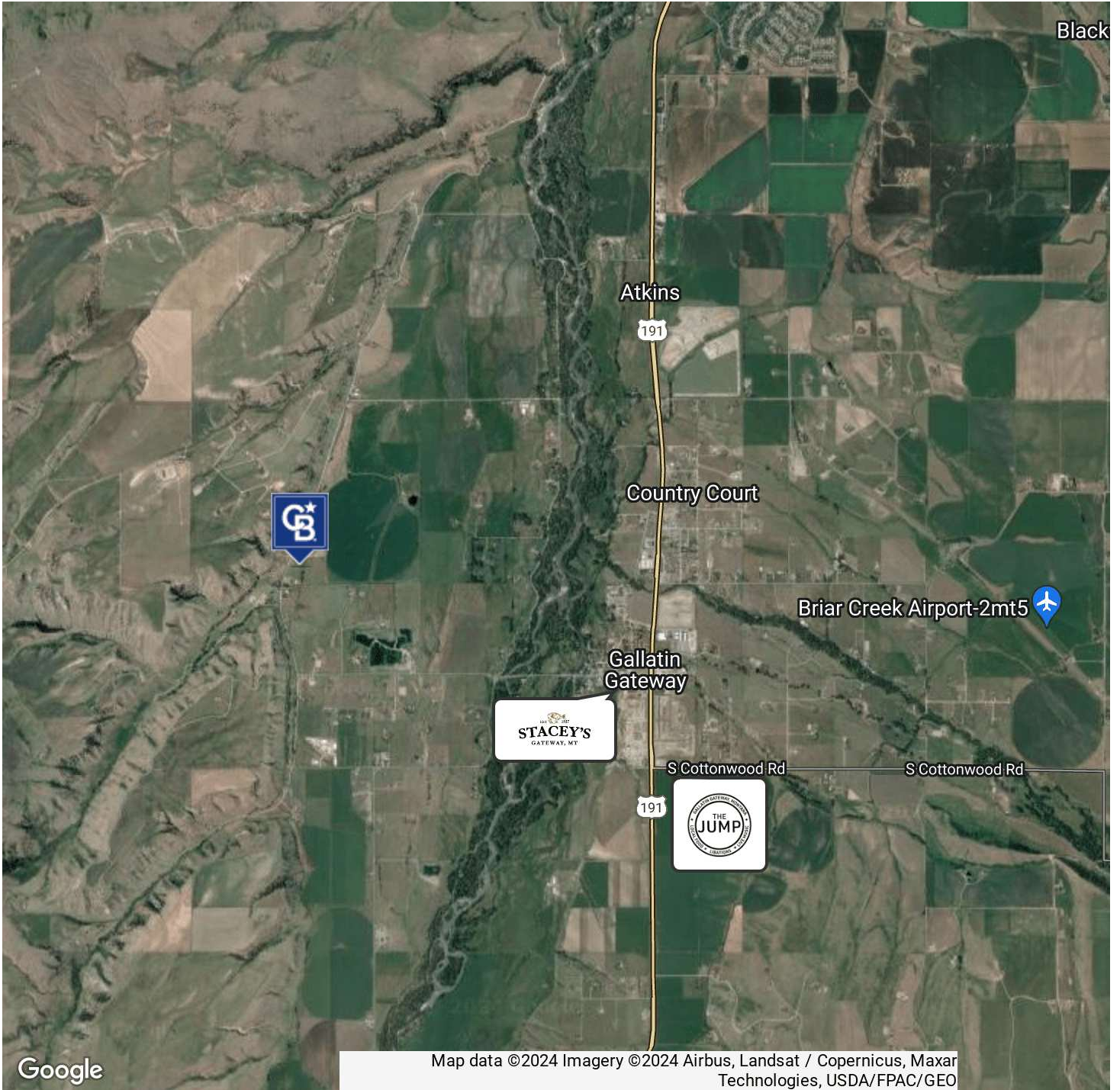


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MICHAEL SPEIDEL

Comm Sales Associate

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PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

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NATHAN MATELICH, CCIM

Broker/Owner/CCIM

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MT #RRE-RBS-LIC-45092

PROFESSIONAL BACKGROUND

Nathan grew up in Great Falls, MT and has spent most of his life taking advantage of the amazing outdoor activities that Montana has to offer - camping, boating, fly fishing, skiing and everything in between. He got a bachelor's degree in Biochemistry from Loras College in Dubuque, IA and then completed an MBA in both Finance & Health Care Administration in Chicago. During this time he had the opportunity to work for a Fortune 500 company, teach a masters level business course, help an international Electronic Medical Records company expand its sales/operations to the US, started investing in multi-family real estate in 2009, became an energy efficiency specialist and helped grow a utility cost reduction company's sales/operations footprint from 1 state to now servicing all 50 states + Canada.

When he isn't spending time with his wife and 4 kids camping/fly fishing or on a ski hill, Nathan tries to stay involved in his local community by staying active at his church and attending business networking events to see how he can be a resource to other small business owners.

Nathan joined Coldwell Banker Commercial in 2015 after realizing that his true passion is real estate. Nathan became a partner at Coldwell Banker Commercial CBS in January 2018 where he has consistently been a top producer earning the Bronze Circle of Distinction in 2019 & 2020, the Platinum Circle of Distinction in 2021 and the Gold Circle of Distinction in both 2022 & 2023, selling over \$50 million of commercial real estate. In 2022, Nathan earned his CCIM designation which is the equivalent of a Masters in Commercial Real Estate and remains the gold standard for commercial real estate professionals. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

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Besides being passionate about Real Estate, Nathan is also passionate about helping others succeed. He wrote and published a book sharing his secret to success - "Unknown to Unstoppable: A Commercial Real Estate Broker's Guide to Dominating Your Market".

Nathan prides himself at being an expert at listing retail, office, industrial and multi-family properties and selling them faster and at a higher sales price. Because Nathan does what he loves, he feels like he will never have to "work" another day in his life.

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