

LEASE

77264 GALLATIN ROAD

77264 Gallatin Road Bozeman, MT 59718



LEASE RATE REDUCED TO \$11,950.00 per month

SIZE 9,000 sf

Michael Speidel
(406) 601-9695

Nathan Matelich, CCIM
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Lease Rate
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**\$11,950.00
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OFFERING SUMMARY

Available SF:	9,000 SF
Lot Size:	1.78 Acres
Year Built:	2021
Zoning:	Outside City Limits

PROPERTY OVERVIEW

9,000 SF Shop/Warehouse for Lease
5 qty 12 ft Overhead Doors
14 ft Ceiling Height
LED Lighting
2 Bathrooms
5 qty 200 Amp Electrical Panels
Potential to Add 3 Phase Power
5 Shop Heaters
Ability to Add Office(s)
Light and Bright Shop with Lots of Windows
Built in 2021

LOCATION OVERVIEW

77264 Gallatin Rd is a new construction shop/warehouse building with tons of power. Located off of Hwy 191 in the Gallatin Gateway, this property is positioned perfectly for businesses that service Bozeman and Big Sky. Shop/warehouse space is available for immediate occupancy. New asphalt paving is scheduled for Summer 2025 weather dependent. Endless opportunities with current zoning and light covenants.

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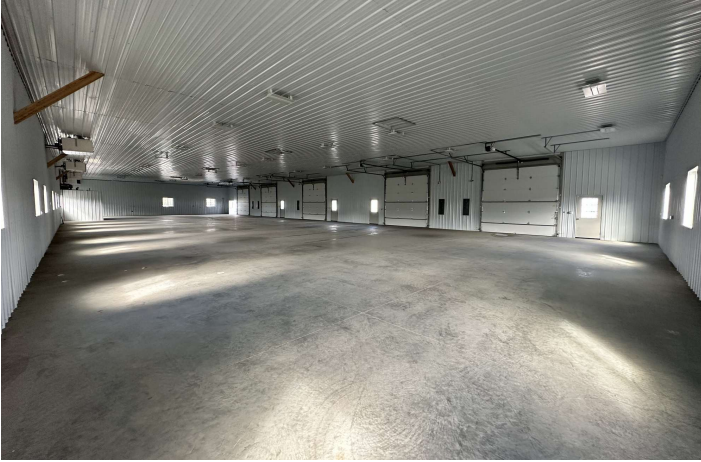
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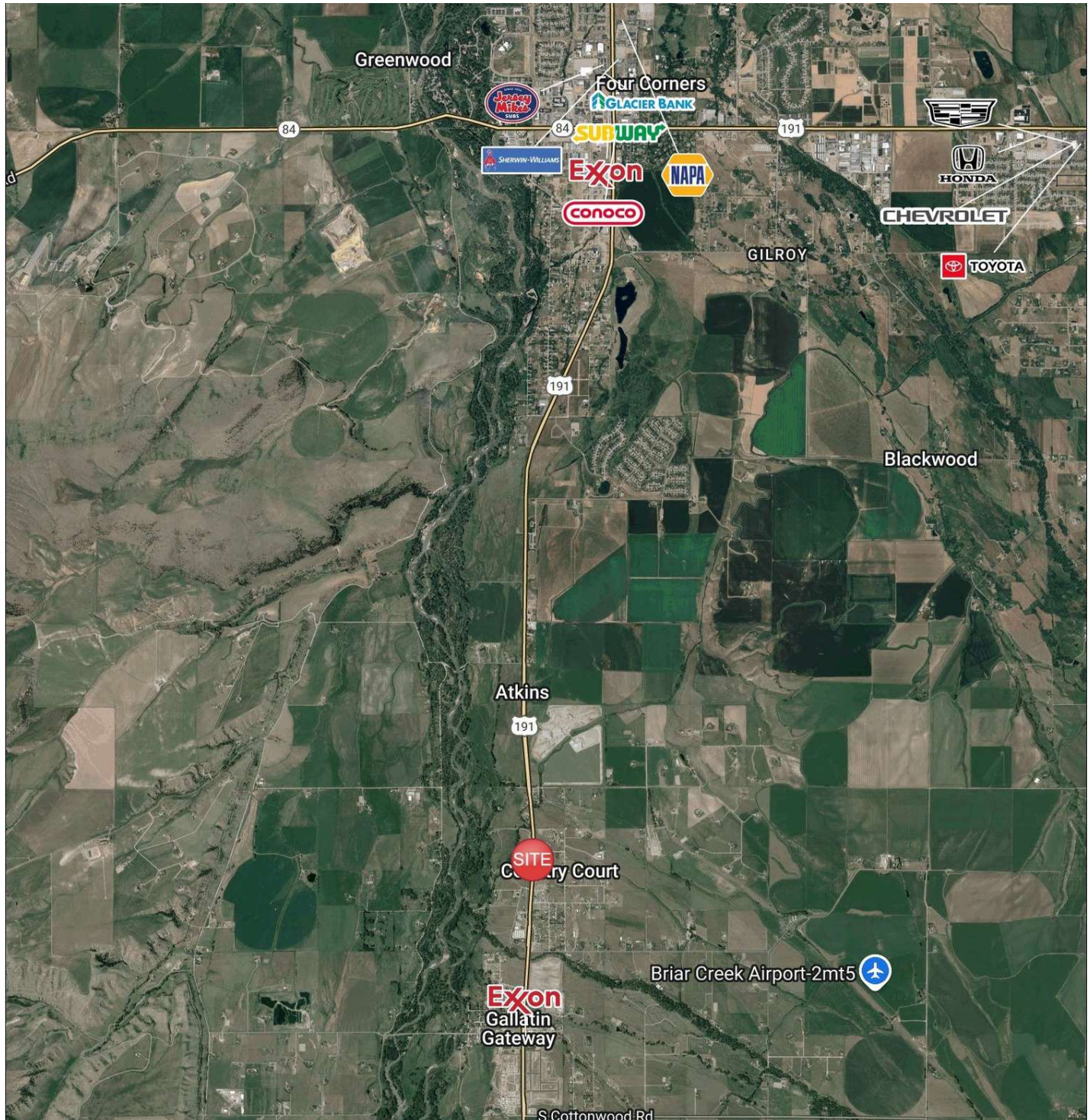


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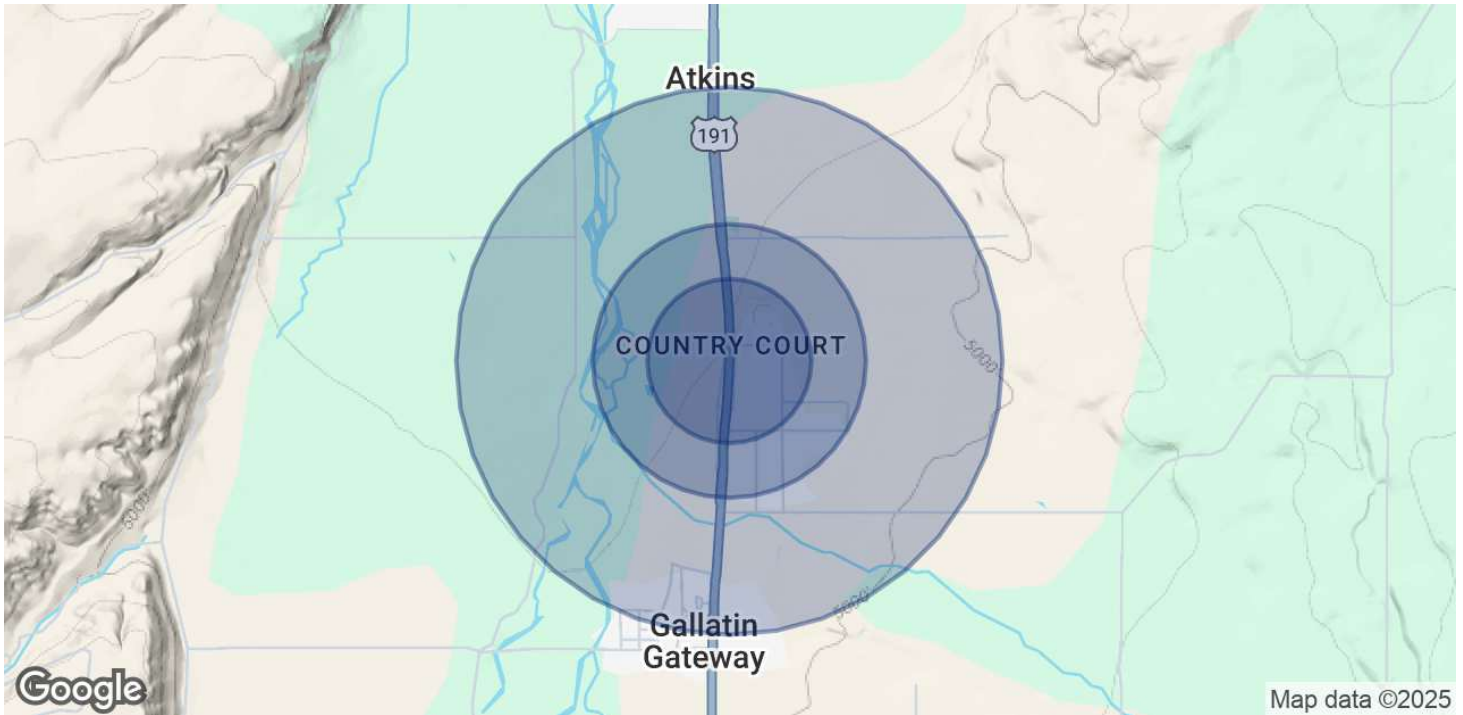


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	71	269	555
Average Age	40	41	43
Average Age (Male)	40	40	42
Average Age (Female)	40	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	27	105	219
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$147,680	\$147,233	\$139,474
Average House Value	\$774,411	\$813,495	\$869,184

Demographics data derived from AlphaMap

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