

# SALE

## NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



**SALE PRICE REDUCED** \$4,725,000

**SIZE** 18,939 sf

**Nathan Matelich, CCIM**  
(406) 781-6889

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### OFFERING SUMMARY

Building Size:	18,939 SF
Lot Size:	2 Acres
Price / SF:	\$249.49
Year Built:	2022
Zoning:	CX-Heavy Commercial

### PROPERTY OVERVIEW

#### PRICE REDUCED!

18,939 SF New Construction Shop/Warehouse  
7,012 SF Class A Office Space  
11,927 SF Shop Space  
13 Offices  
Training Room  
Conference Room  
Break Room  
Bullpen/Commons Area  
6 Restrooms  
Reception Area  
6 qty 14 ft Overhead Doors  
23-26 ft Sidewall Height in Shop/Warehouse  
Excellent Retail Exposure with Pylon Sign  
2/3 Acre of Yard Space

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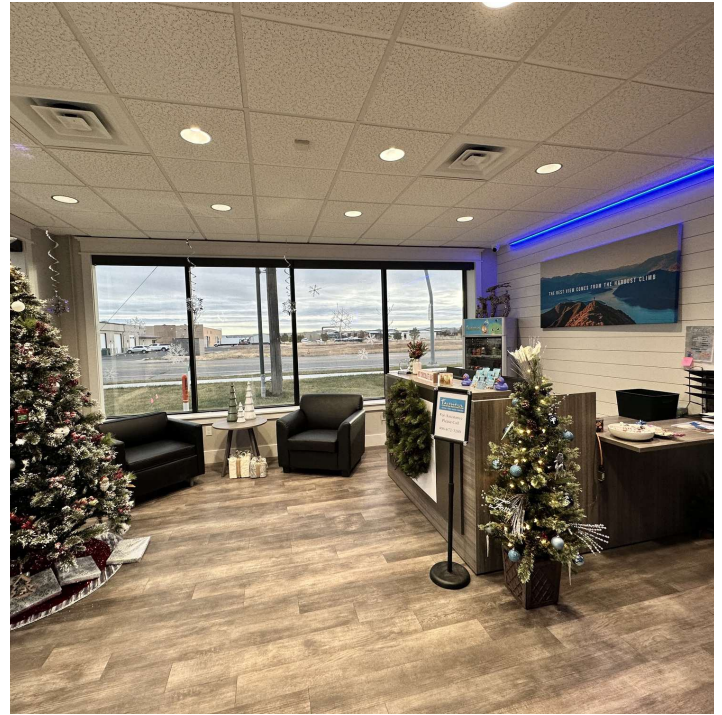
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### LISTING OVERVIEW:

Experience unmatched quality with this newly constructed 18,939 SF shop/warehouse located in Billings' prime West End.

Built in 2022 with high sidewalls ranging from 23-26 ft, this property features 7,012 SF of Class A office space and 11,927 SF of premium shop space, all designed with meticulous attention to detail.

The owner spared no expense, delivering a state-of-the-art facility perfect for commercial/industrial use, complete with excellent retail exposure and ample yard space.



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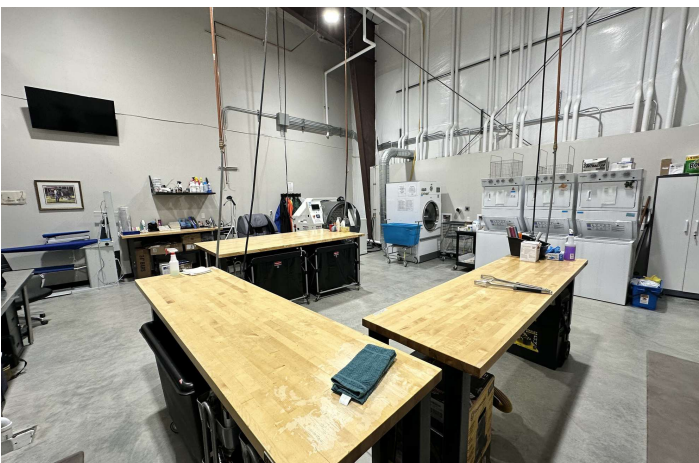
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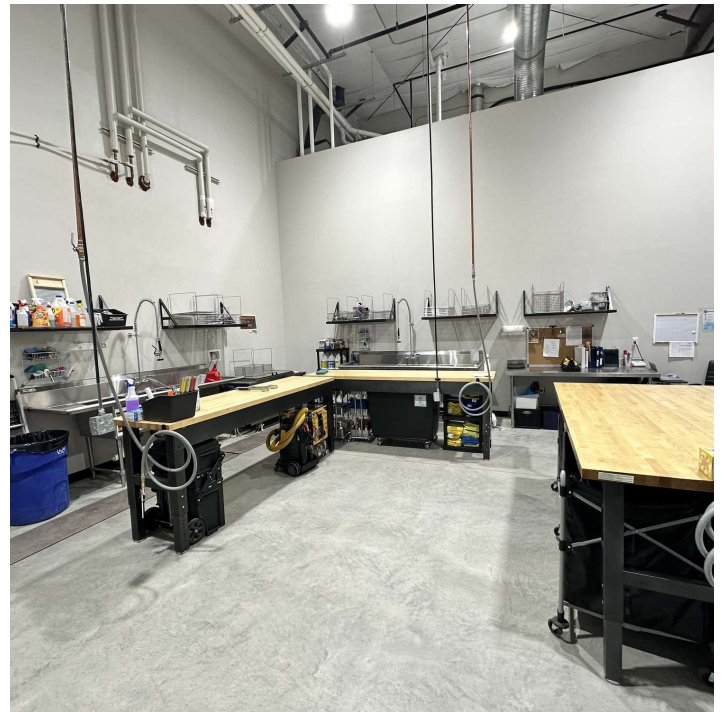
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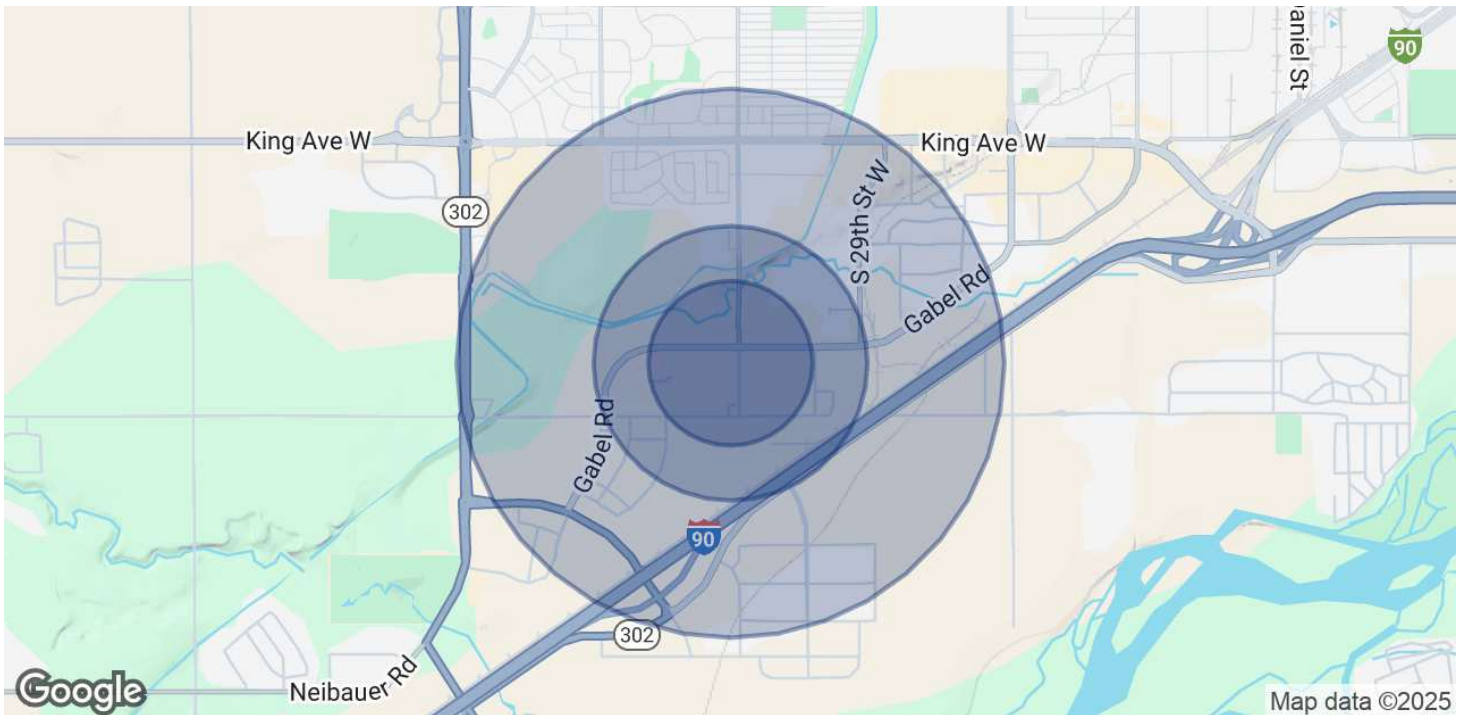
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	29	152	2,189
Average Age	47	47	43
Average Age (Male)	43	43	40
Average Age (Female)	50	50	46

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	67	969
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$73,937	\$73,968	\$75,942
Average House Value	\$305,399	\$306,295	\$330,526

Demographics data derived from AlphaMap

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