

# SALE / LEASE

## 1202 EAST RAILROAD STREET

1202 East Railroad Street Laurel, MT 59044



**SALE PRICE**

**\$4,700,000**

**LEASE RATE**

**\$11.00 SF/yr**



**CLICK TO VIEW VIDEO**

**Bruce Knudsen**

(406) 698-8636

bruce@cbcmontana.com

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Laurel, MT 59044



## LOCATION DESCRIPTION

This high-quality commercial property features modern buildings with steel frames, tall side walls, and clean, contemporary office spaces. Equipped with dual 5-ton crane bridges, it's ideal for industrial or commercial operations. Situated on 5 acres with a paved parking lot in the front, the property offers excellent visibility and access with prime interstate frontage. Located on the southeast side of Laurel, it's in a great area near Walmart, restaurants, and other amenities. Available for sale or lease, this is a top-tier opportunity in a highly desirable location.

## OFFERING SUMMARY

Sale Price:	\$4,700,000
Lease Rate:	\$11.00 SF/yr (NNN)
Lot Size:	5 Acres
Building Size:	33,200 SF

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## 360° VIRTUAL TOUR

## PROPERTY HIGHLIGHTS

- Modern construction with steel framing and tall side walls
- Clean, contemporary office spaces designed for productivity
- Equipped with dual 5-ton bridge cranes
- Interstate frontage for excellent visibility and access
- High-quality build throughout the property
- Sits on 5 acres with ample space for operations
- Paved parking lot for staff and visitors
- Prime location on the southeast side of Laurel
- Close to Walmart, restaurants, and other conveniences
- Available for sale or lease



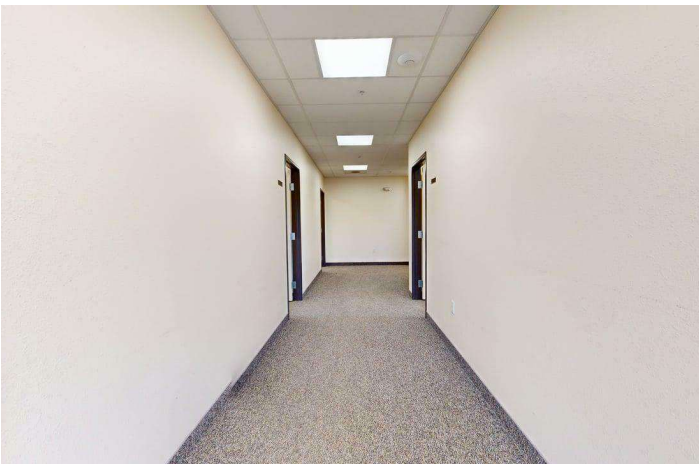
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**BUILDING ONE**

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## BUILDING ONE

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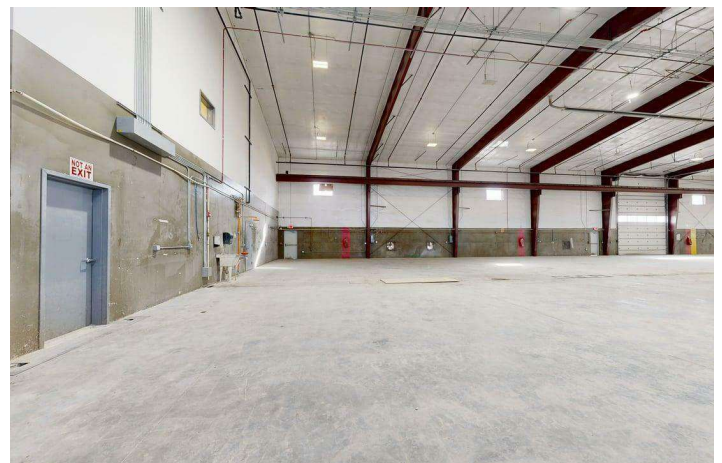
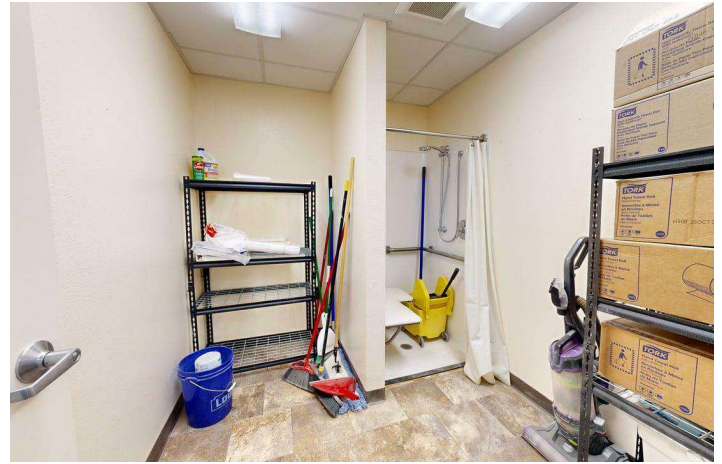
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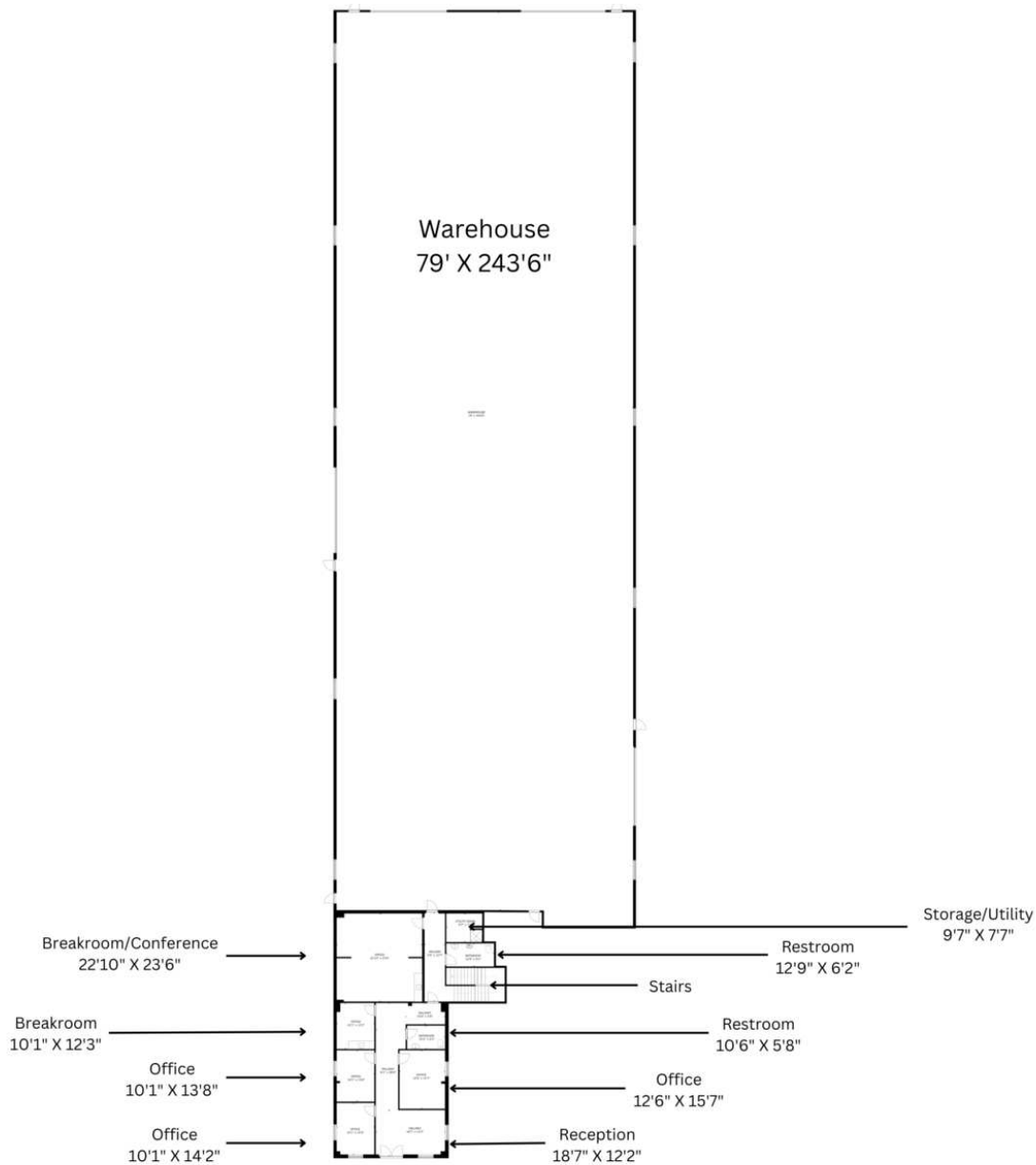


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# SALE / LEASE

## BUILDING ONE FLOOR 1

Laurel, MT 59044



GROSS INTERNAL AREA  
FLOOR 1: 21314 sq ft, FLOOR 2: 1863 sq ft  
TOTAL: 23177 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



First Floor

**Bruce Knudsen**  
(406) 698-8636  
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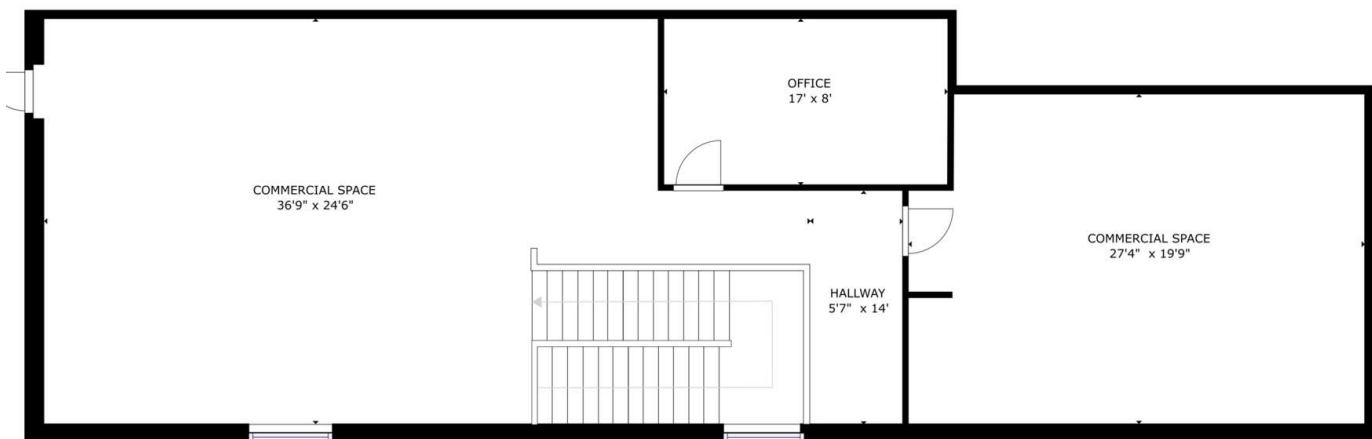


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# SALE / LEASE

## BUILDING ONE FLOOR 2

Laurel, MT 59044



GROSS INTERNAL AREA  
FLOOR 1: 21314 sq ft, FLOOR 2: 1863 sq ft  
TOTAL: 23177 sq ft  
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Second Floor

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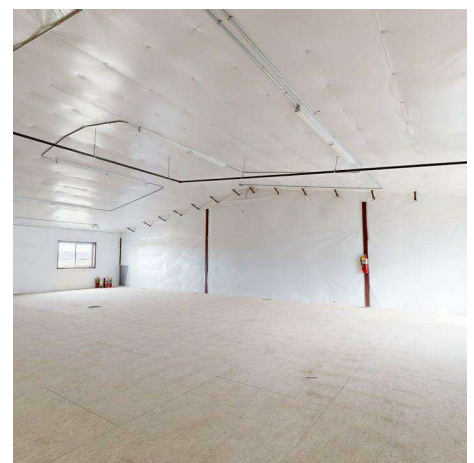
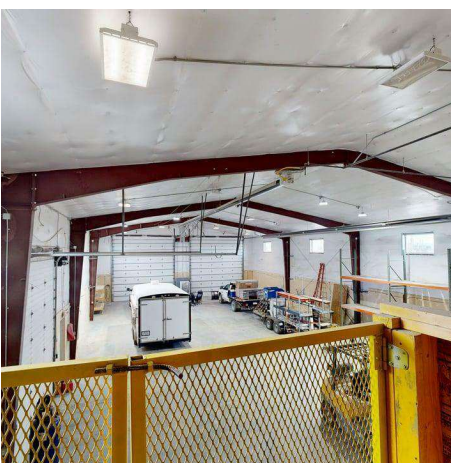
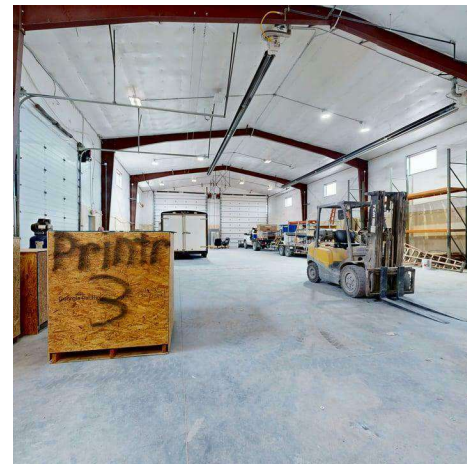
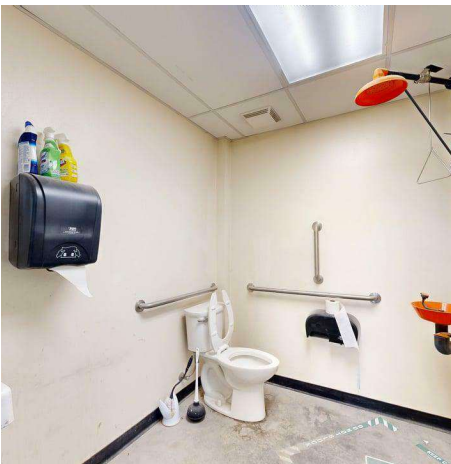
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# SALE / LEASE

## BUILDING TWO

Laurel, MT 59044



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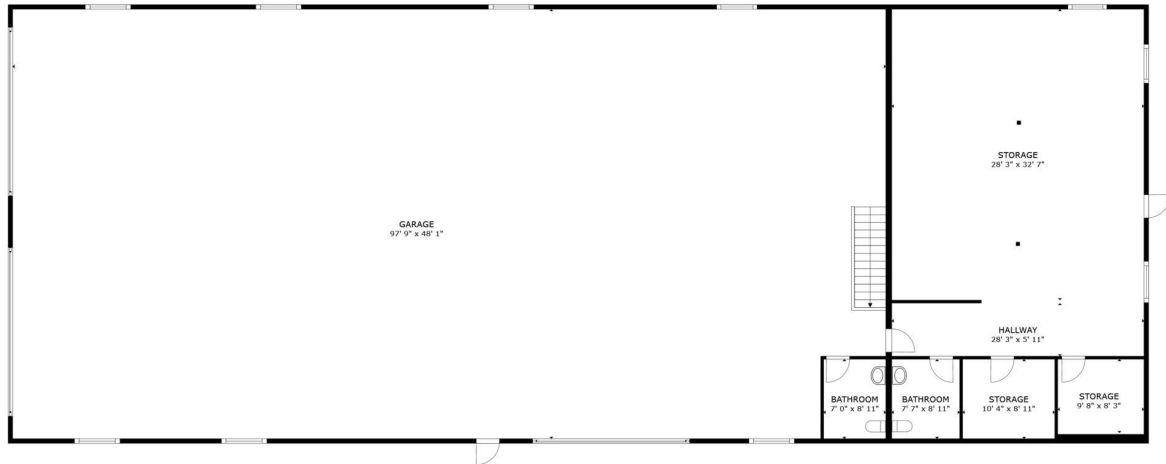
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## BUILDING TWO FLOORPLAN

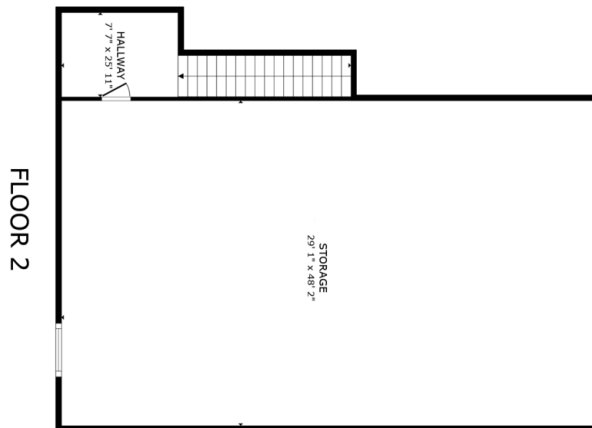
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GROSS INTERNAL AREA  
FLOOR 1 1,453 sq.ft. FLOOR 2 1,547 sq.ft.  
EXCLUDED AREAS : GARAGE 4,636 sq.ft.  
TOTAL : 3,000 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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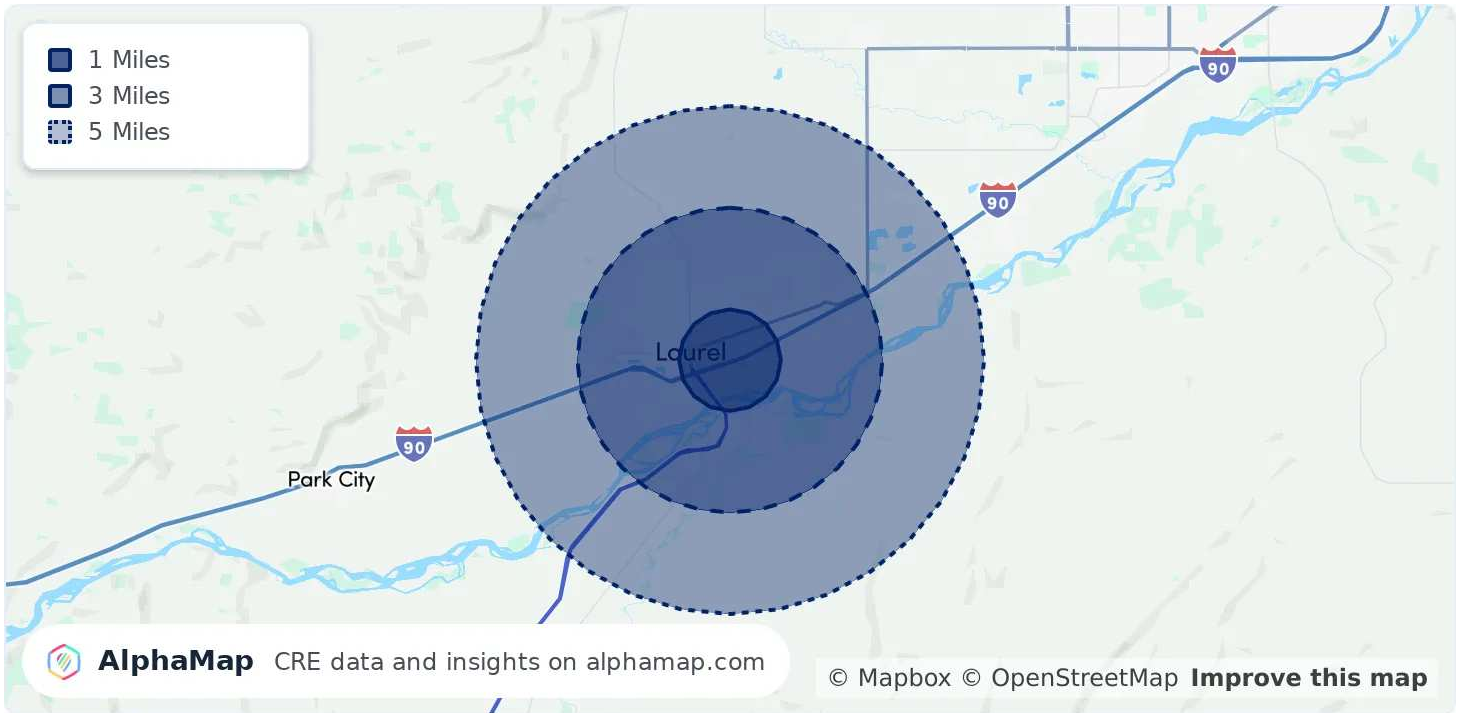
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,778	10,650	12,195
Average Age	40	41	41
Average Age (Male)	38	40	40
Average Age (Female)	41	42	42

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,178	4,237	4,802
Persons per HH	2.4	2.5	2.5
Average HH Income	\$101,071	\$110,807	\$112,479
Average House Value	\$361,171	\$402,949	\$426,048
Per Capita Income	\$42,112	\$44,322	\$44,991

Map and demographics data derived from AlphaMap

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## BRUCE KNUDSEN

Commercial Sales Broker

bruce@cbcmontana.com

Direct: (406) 698-8636 | Cell: (406) 698-8636

### PROFESSIONAL BACKGROUND

Bruce is a highly accomplished professional with a solid educational background. His career began at KPMG, where he worked as an auditor from March 1987 to September 1991, gaining valuable financial analysis skills. Bruce then transitioned to independent consulting, specializing in troubled debt workouts, expert witness work, and related consulting services until October 1993.

With an entrepreneurial spirit, Bruce embarked on various business ventures. From October 1993 to September 2003, he owned and operated a successful delivery company. Following that, he established his own tax preparation and accounting services firm, running it from September 2003 to May 2015.

In May 2015, Bruce took on a new challenge as Vice President and CEO of Bridger Steel Inc., leading the company until February 2022. Continuing his entrepreneurial journey, he has been the proprietor of SMART Steel in Lafayette, LA, since November 2021.

Bruce's career is a testament to his financial expertise, leadership, and ability to thrive in diverse business ventures. Alongside his professional achievements, he remains engaged in his community, having served as a past member of the Billings Catholic School Board.

### MEMBERSHIPS

Montana Association of Realtors

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3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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