

# SALE

**831 CERISE RD**

Billings, MT 59101



**SALE PRICE REDUCED**     \$2,100,000

**Nathan Matelich, SIOR, CCIM**  
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## OFFERING SUMMARY

Building Size:	21,932 SF
Lot Size:	5.08 Acres
Number of Buildings:	2
Price / SF:	\$95.75
Year Built:	1977
Renovated:	2025
Zoning:	Light Industrial

## PROPERTY OVERVIEW

- 21,932 SF Shop/Warehouse Property- 5.08 Acres of Land
- 10,732 SF of Total Office
- 21 Private Offices, 2 Conference Rooms, Truck Driver's Lounge, 6 Bathrooms, Kitchenette, Multiple Storage Rooms & Reception Area
- 11,200 SF of Total Shop/Warehouse
- 8,000 SF Shop Consists of 4 Drive Through Bays with 14 ft Overhead Doors
- 3,200 SF Warehouse Consists of 4 qty 10 ft Overhead Doors with Loading Dock
- Built 1977, Remodeled 2025
- Lockwood Water & Sewer
- Fiber Internet
- Property is Paved and Fenced
- Zoned Light Industrial
- Easy Access to Interstate (I-90) Located Less Than 1 Mile Away

NOTE: Seller is Willing to Lease Back a Portion of the Office Space

## OTHER RESOURCES

[Main Building Virtual Tour](#)

[Warehouse Virtual Tour](#)

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## LISTING OVERVIEW:

If your trucking & logistics company is looking for shop/warehouse space with high clearance bays, drive through access and large 14 ft overhead doors, 831 Cerise Rd could be a great option for you.

Boasting a newly renovated office perfect for dispatch, administration and driver amenities, no detail has been neglected. Semi-truck drivers love the easy circulation, fully paved parking lot, trailer storage, fleet parking and easy access to I-90. Looking for extra warehousing & storage? The detached 3,200 SF shop is perfect for parts & equipment storage coming complete with a loading dock off the back.

This property could also be a great fit for RV dealers, trailer sales, construction equipment rental, heavy equipment sales/service, car sales, motorsports sales/service or any business that would benefit from a large shop with newly remodel office on 5 acres of fenced parking lot.



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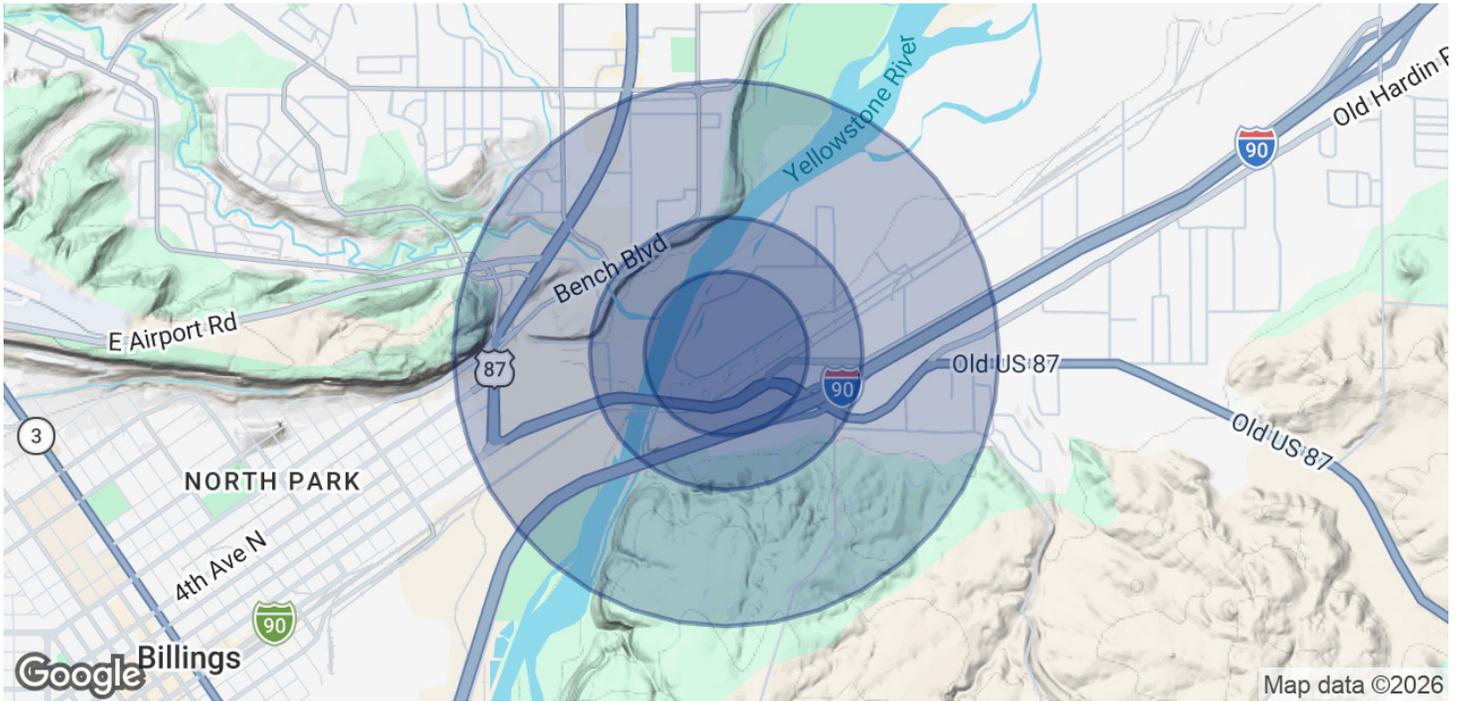


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	126	1,708
Average Age	42	41	39
Average Age (Male)	42	42	39
Average Age (Female)	41	41	40

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	55	722
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$66,450	\$67,023	\$73,206
Average House Value	\$309,616	\$307,352	\$285,326

Demographics data derived from AlphaMap

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