

SALE

11 E AIRPORT RD

11 E Airport Rd Billings, MT 59105



SALE PRICE \$939,000

BUILDING SIZE 9,449 SF

Michael Speidel
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michael@cbcmontana.com

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360° VIRTUAL TOUR

IDEAL PROPERTY FOR

- Aviation & Aerospace – Flight ops, parts distributors, drone/tech firms – airport adjacency is a daily flex.
- Healthcare & Medical Support – Clinics, billing/tech, device sales, pharma – direct tie to Billings' growing medical corridor.
- Logistics & Transportation – Freight, trucking, supply chain – efficient access without downtown congestion.
- Energy, Oil/Gas & Mining Services – Regional ops and consulting – serves Montana's energy sector perfectly.
- Professional Services – Law, architecture, engineering, insurance – sharp, accessible HQ that signals competence.
- Tech, Software & Training – Regional hubs or corporate education centers – flexible space to customize and brand.
- Corporate Regional Offices – National firms establishing a strong Montana presence.

OFFERING SUMMARY

Sale Price:	\$939,000
Building Size:	9,449 SF

PROPERTY HIGHLIGHTS

Airport Rd, Billings, MT For Sale or For Lease – 9,449 SF Renovated Two-Level Office Building on 1.53 Acres

- Prime Headquarters Location – High-visibility corner site with ample parking and flexible layouts. Own it or lease the full building (or split into separate units) as your company's flagship HQ.
- Airport Proximity That Matters – Just 2–4 minutes from Billings Logan International Airport. Ideal for fly-in executives, clients, and teams.
- Healthcare Hub Access – Minutes from existing St. Vincent's and the new Intermountain Health Regional Hospital campus (major expansion underway).
- Montana Identity Embraced – Authentic Western character in a renovated, functional space that proudly reflects Montana's independent, no-frills spirit while delivering modern professionalism.
- Brand-Elevating Property – Not generic office space. This unique site strengthens your company image with real presence and distinction.

PROPERTY DESCRIPTION

11 E Airport Rd, Billings, MT For Sale or For Lease – 9,449 SF Renovated Two-Level Office Building on 1.53 Acres

Why This Property Wins: Unique acreage for expansion/showcasing, high-traffic exposure, modern functionality, and genuine Montana roots. This isn't where you blend in – it's where you stand out.

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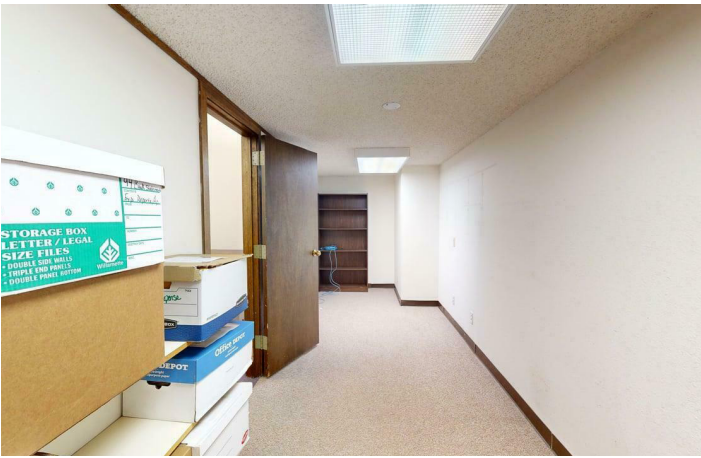
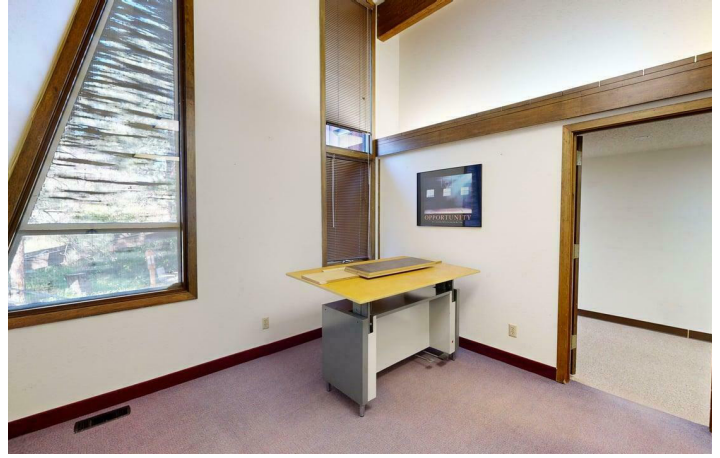
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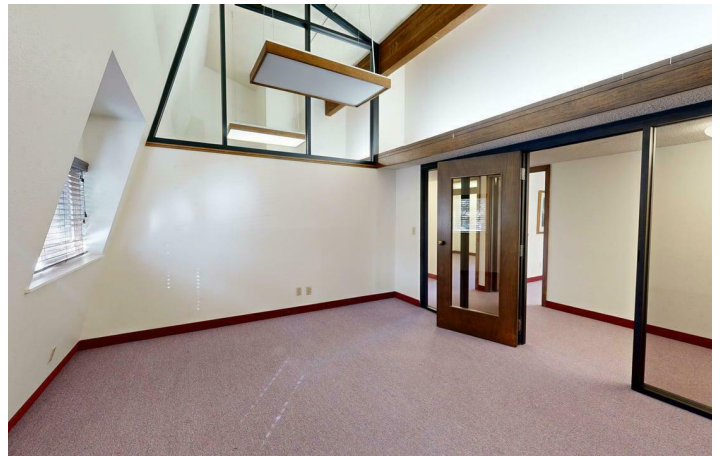
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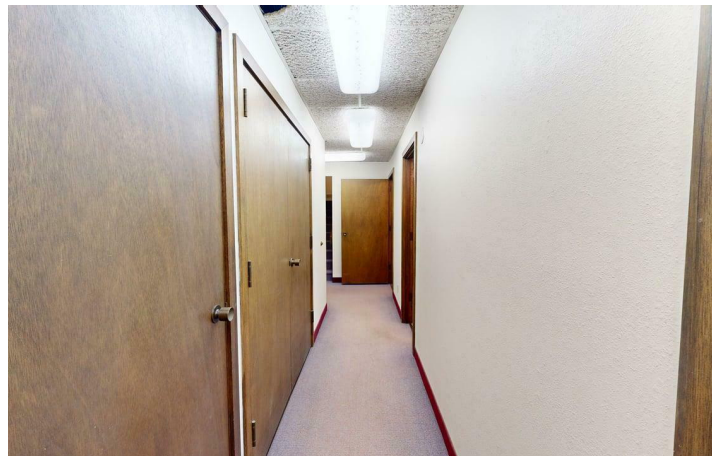
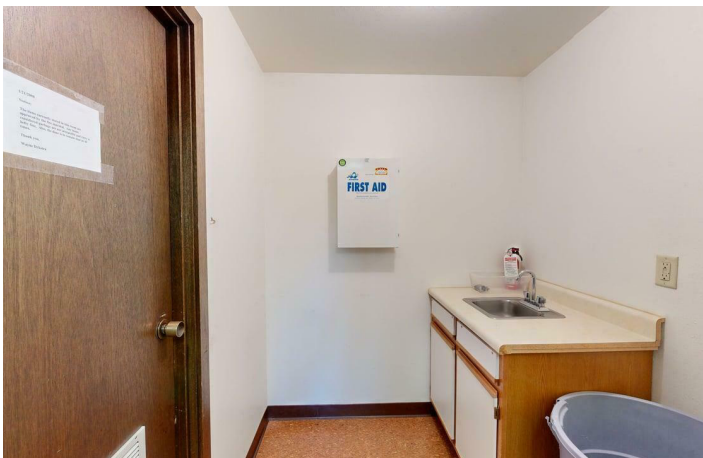
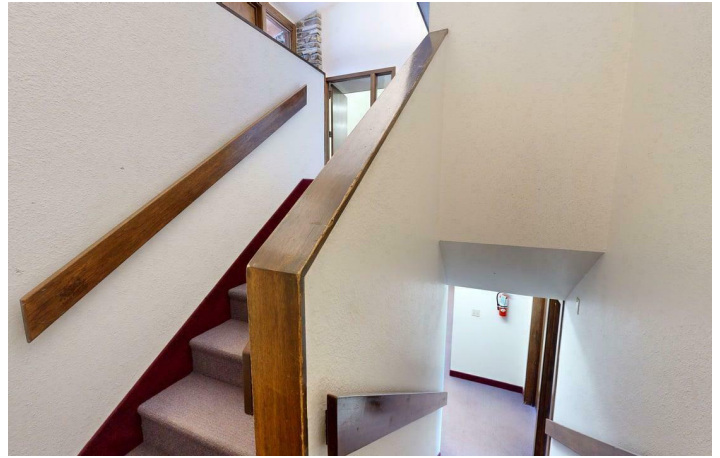


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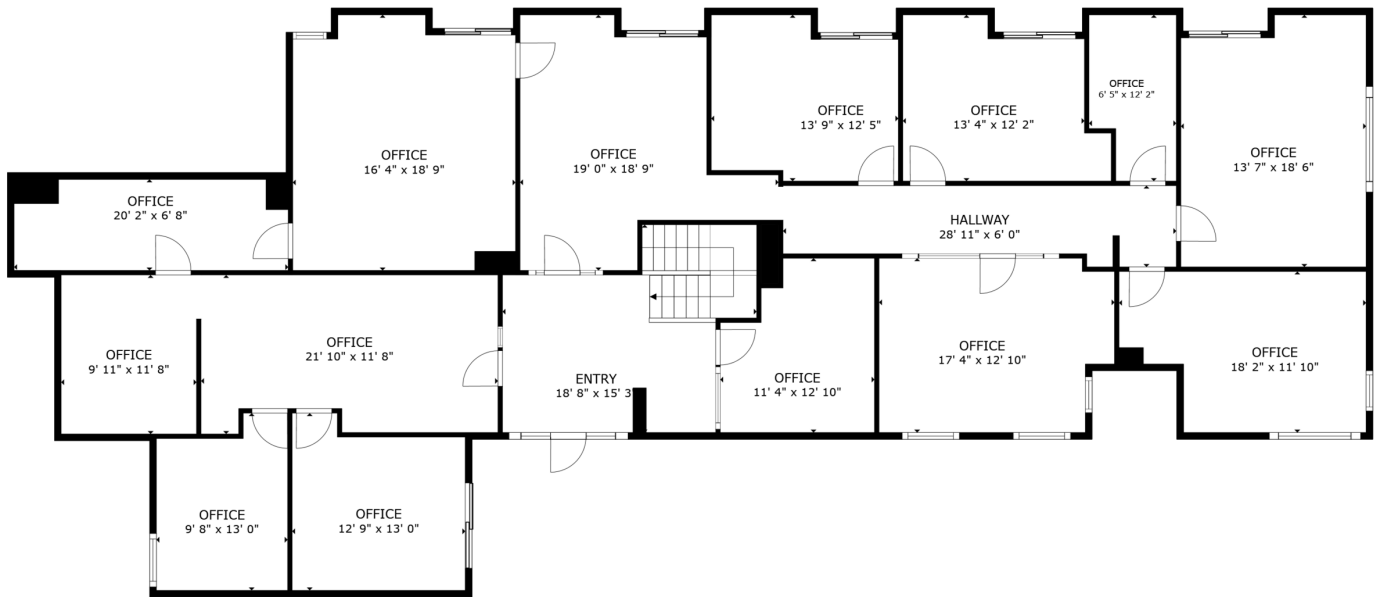


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MAIN LEVEL FLOORPLAN

11 E Airport Rd Billings, MT 59105



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 270 sq.ft. FLOOR 2 2,920 sq.ft.
TOTAL : 3,191 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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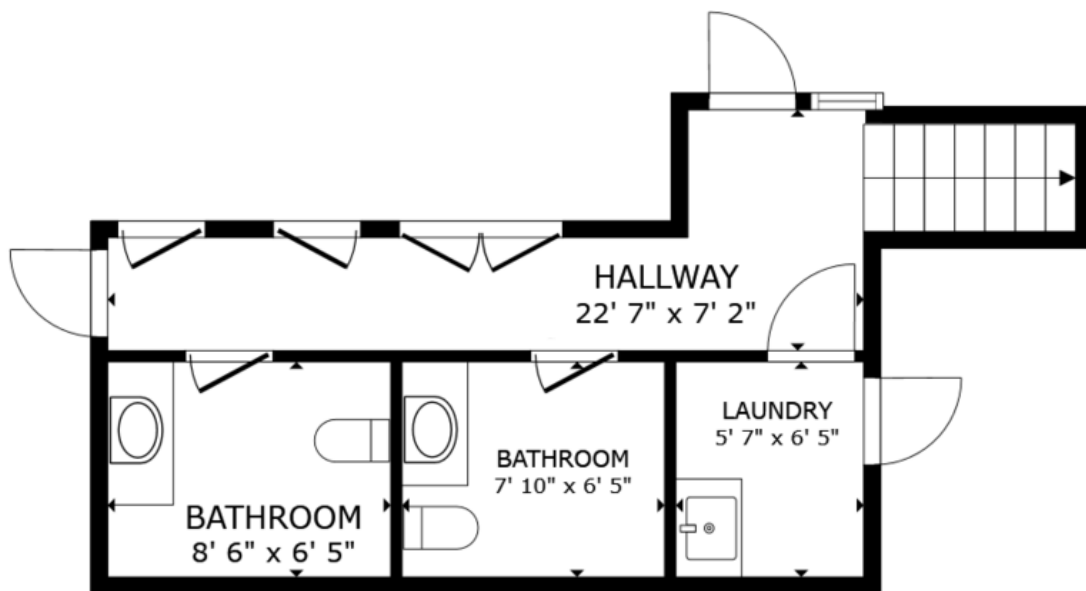


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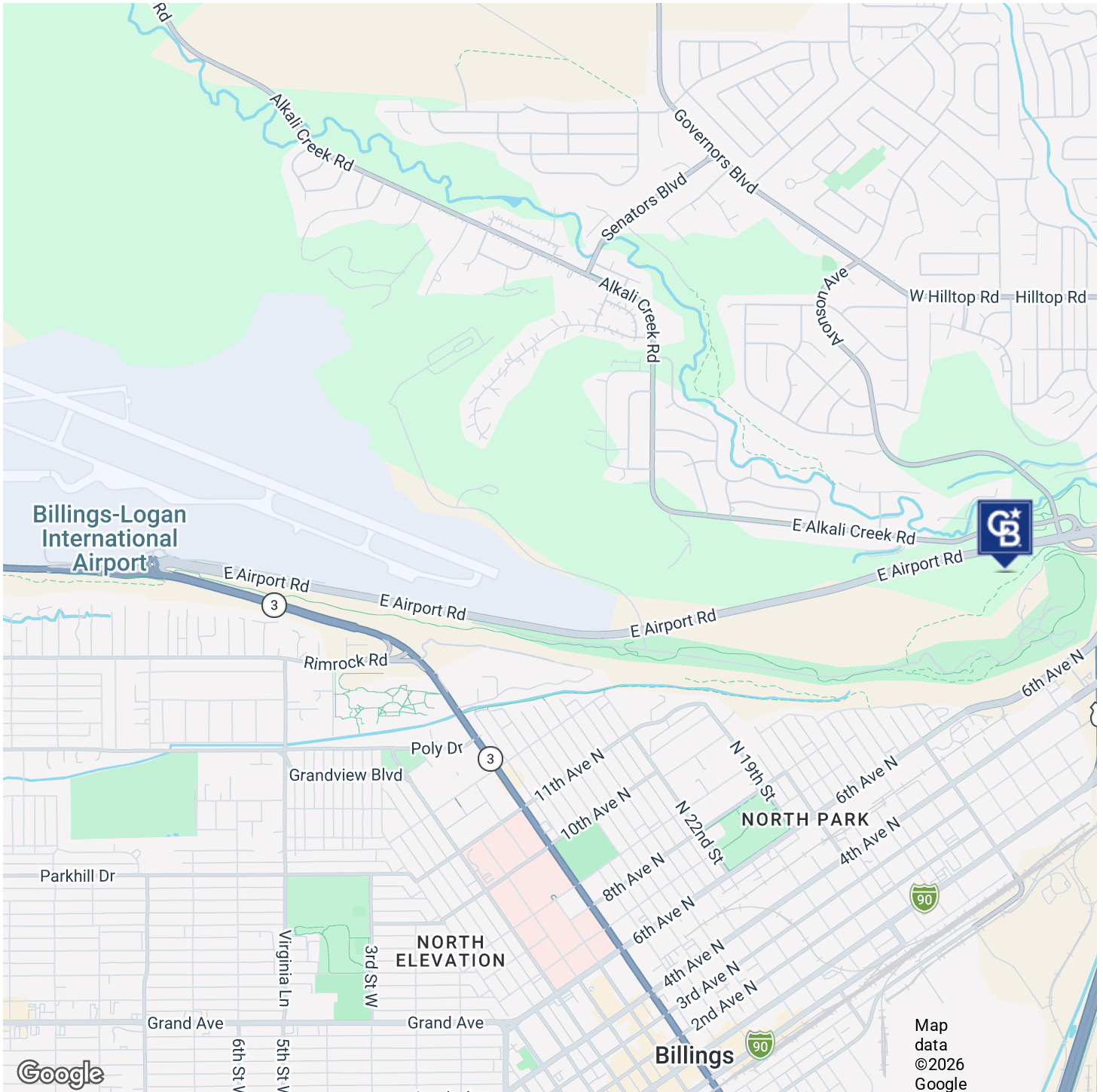


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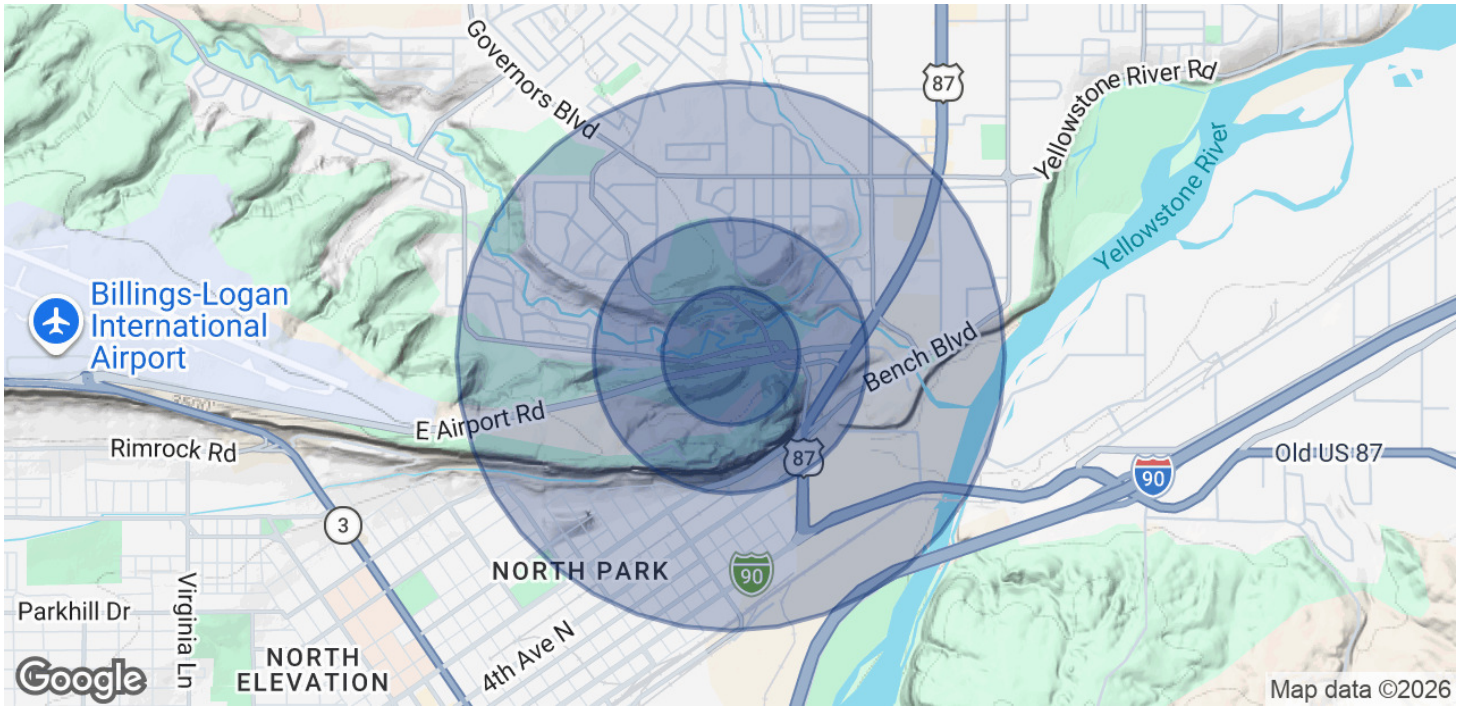


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	225	1,095	5,610
Average Age	40.5	39.9	37.7
Average Age (Male)	40.1	39.7	38.2
Average Age (Female)	40.1	39.1	36.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	92	457	2,473
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$83,659	\$79,332	\$71,477
Average House Value	\$305,973	\$297,601	\$282,526

2023 American Community Survey (ACS)

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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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