

SALE

3221 PUREVIEW LN

Billings, MT 59106



SALE PRICE

\$1,795,000

George Warmer, SIOR, CCIM

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Todd Sherman

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360° VIRTUAL TOUR

INDUSTRIAL COMPLEX FOR SALE

Industrial complex featuring 4 units, each unit is set up with a functional shop, office, studio, and fenced exterior space. Each unit includes 3,050 SF total, with 2,825 SF of open shop floor space, two office/flex areas, and a full restroom on the main level. The second floors offer a finished 225 SF studio apartment with a kitchenette. Located near S Frontage Rd and I-90, this property provides convenient access and a practical layout for small business operations.

OFFERING SUMMARY

Sale Price:	\$1,795,000
Individual Unit Size:	3,050 SF
Total Building Size:	12,200 SF

PROPERTY DESCRIPTION

The property features an attractive multi-tone exterior with both dedicated office and shop entrances for convenience and functionality. Exterior lighting enhances visibility and security, while a secure automatic gate with coded access provides controlled entry. The rear fenced yard allows for easy pull-through access, making it ideal for equipment, vehicles, or additional storage.

UNIT HIGHLIGHTS

- 2,825 SF open shop with two office/flex spaces
- Full restroom with shower
- Washer/dryer hookups & shop sink
- Two 14' overhead doors with pull-through capability
- Radiant heat
- 220 & 110 power outlets
- 225 SF finished studio apartment with kitchenette

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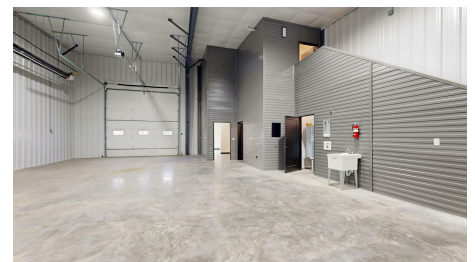
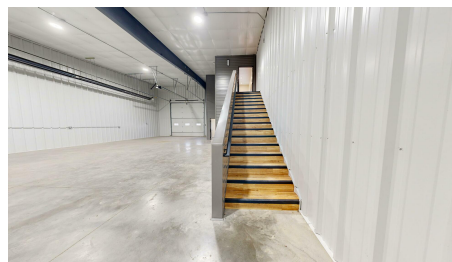
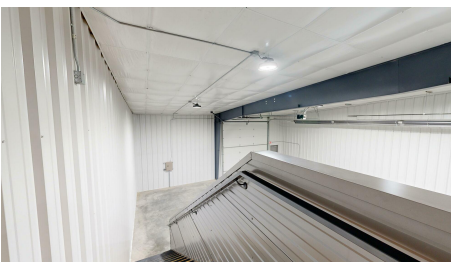
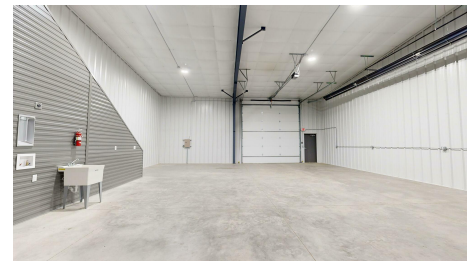
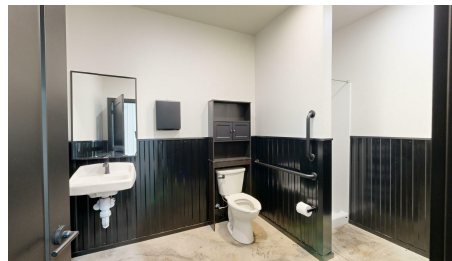


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OFFICE & SHOP

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STUDIO SPACE

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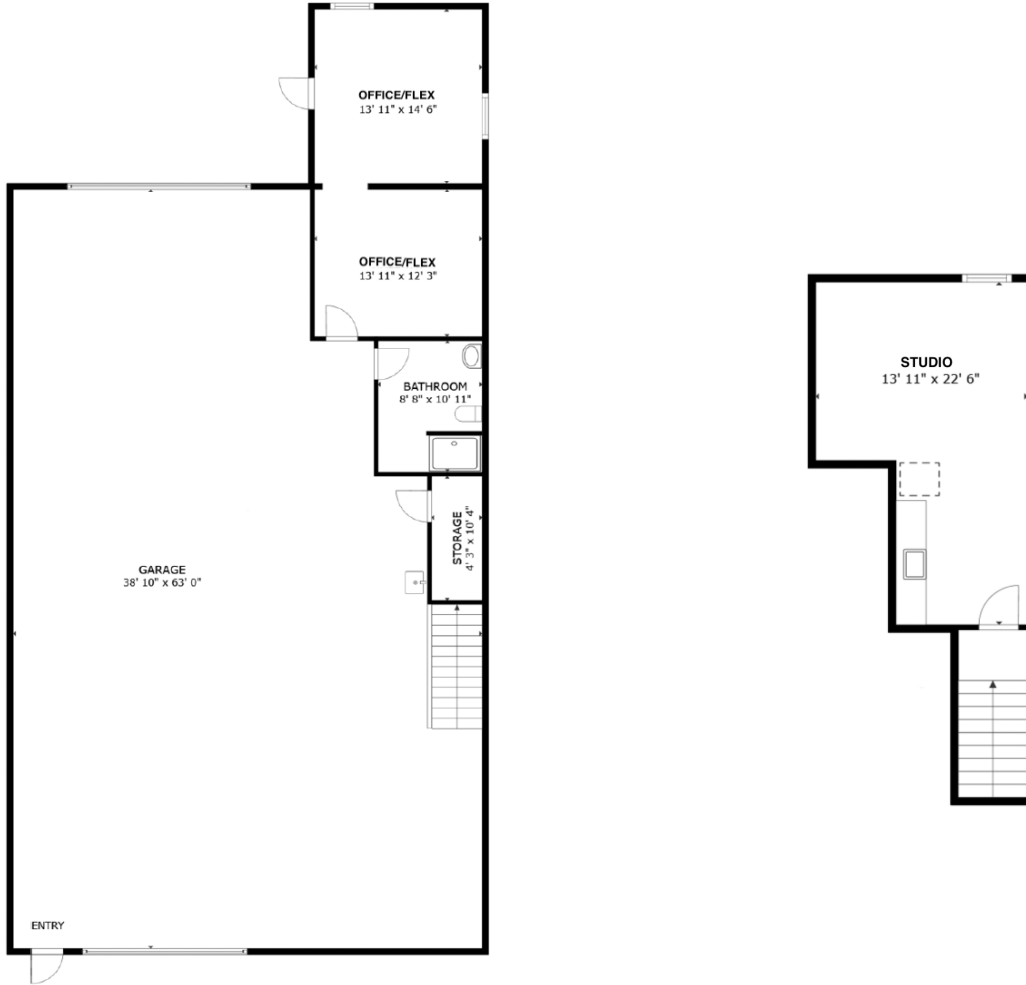


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FLOOR PLAN

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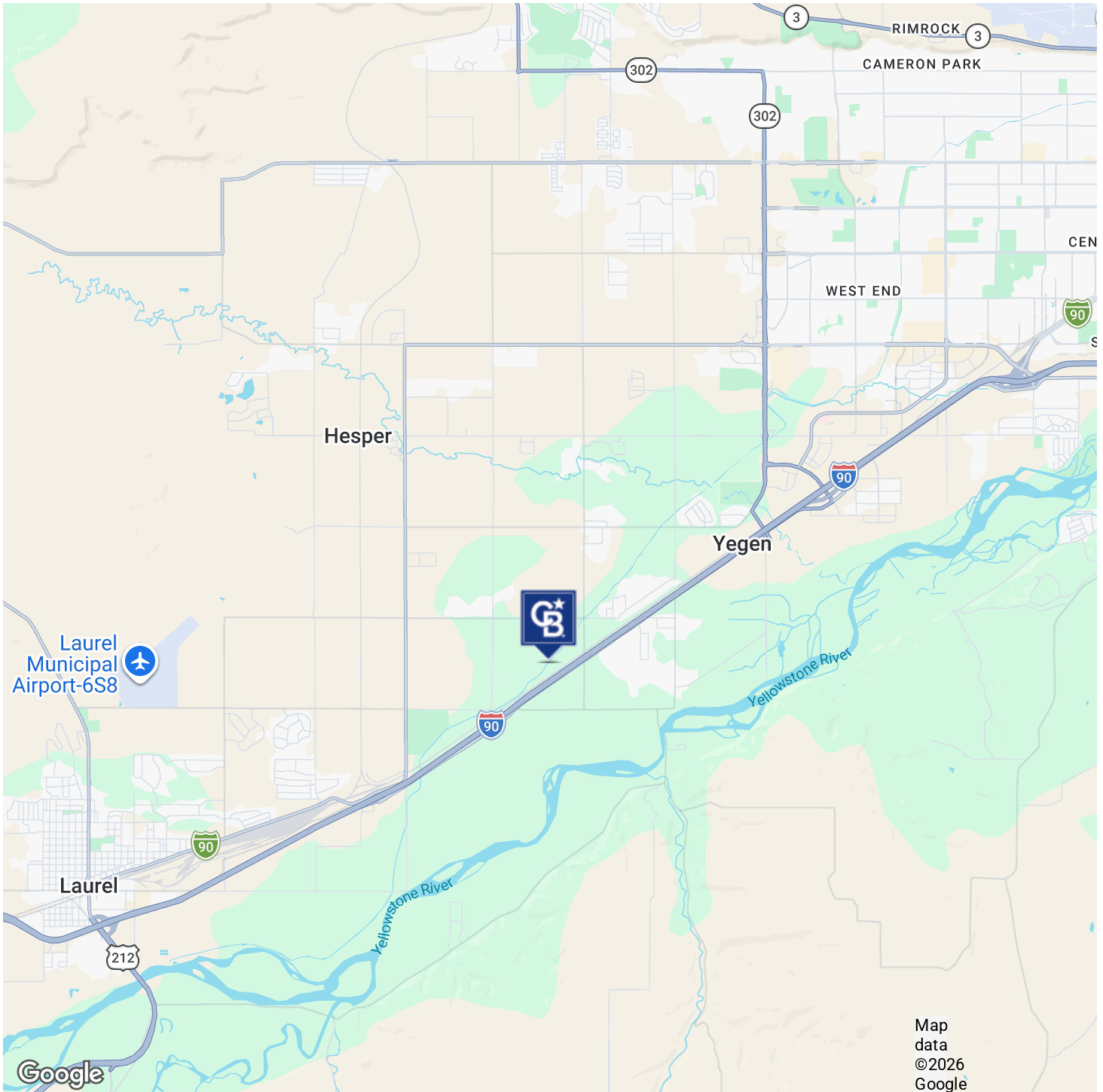


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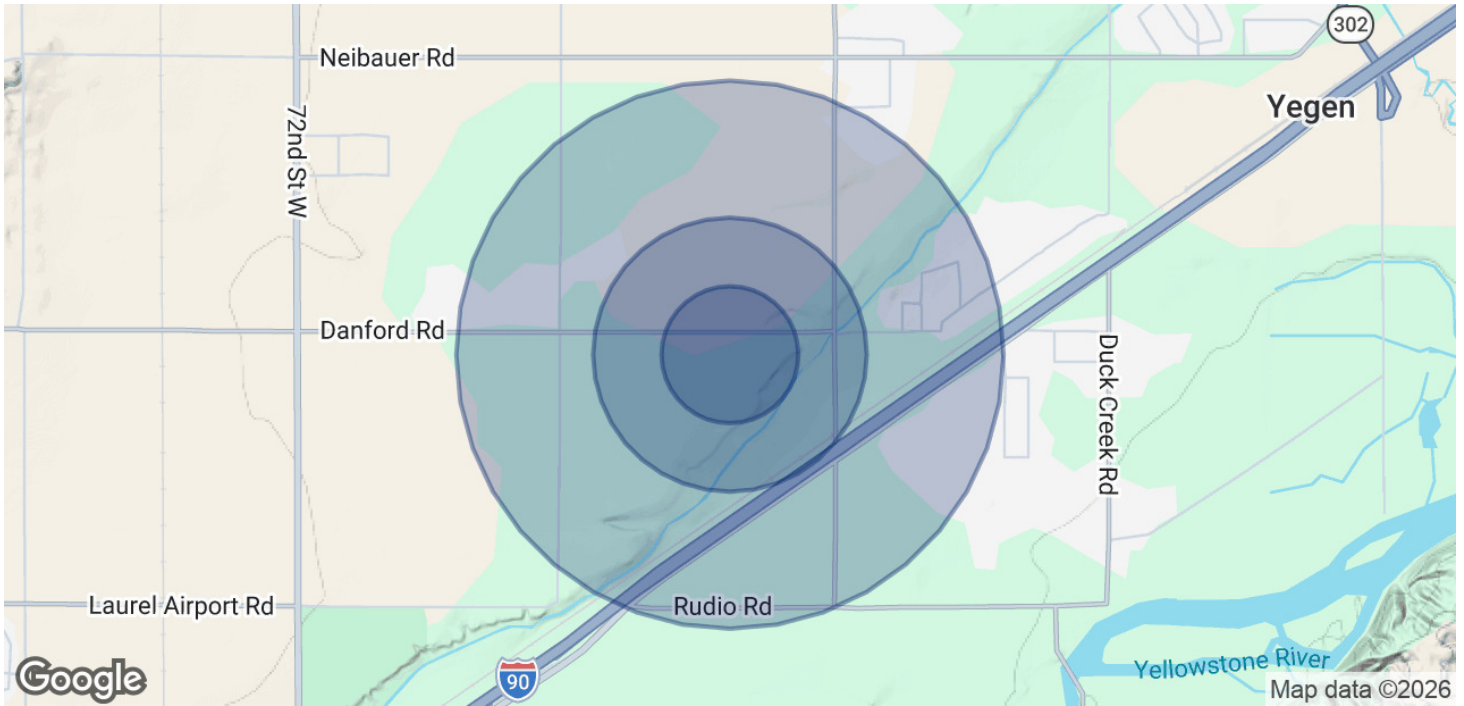


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DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	20	82	496
Average Age	43.1	42	38.5
Average Age (Male)	45.7	44.6	39.8
Average Age (Female)	34.9	34.1	35.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	7	30	173
# of Persons per HH	2.9	2.7	2.9
Average HH Income	\$147,686	\$137,951	\$169,134
Average House Value	\$1,374,938	\$1,320,016	\$903,976

2023 American Community Survey (ACS)

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BROKER BIO

3221 PUREVIEW LN

Billings, MT 59101



George Warmer, SIOR, CCIM

Principal Broker

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MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is an SIOR & CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Member: SIOR
Member: CCIM
Board Member: Metra Park
Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Board Member: Coldwell Banker Commercial Advisory Board
Active Member of West End Rotary

RECOGNITION

2024 Halter Case Award Recipient
Top 2% Producer, Platinum Circle of Distinction

2025 Transactions of Note

LOVES TRUCKING, LAUREL MT LAND
GAS STATION DEVELOPMENT

5509 KING AVE E INDUSTRIAL
14,500 SF SHOP SPACE

5907 BLUFF LANE INDUSTRIAL
9,443 SF SHOP SPACE

2815 S 48TH ST INDUSTRIAL
STORAGE UNITS

1617 1ST AVE N LAND
90,000 SF AVAILABLE FOR SALE!
2 ACRE DEVELOPMENT SITE

CBS
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TODD SHERMAN

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Board Member: Big Sky Economic Development Association
Board Member: Billings Home Builder Association
Board Member: Sustainable Montana
Active Member Downtown Billings Rotary Club
Active Member of Western States Petroleum Association
Active Member of Montana Tavern Association

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