

SALE / LEASE

TURNKEY INDUSTRIAL PROPERTY

4151 1st Ave S Billings, MT 59101



SALE PRICE	\$4,250,000
LEASE PRICE	\$24,556/mo NNN
BUILDING SIZE	±49,112 SF
ACREAGE	±3.62 AC

David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

SALE / LEASE TURNKEY INDUSTRIAL PROPERTY

4151 1st Ave S Billings, MT 59101



Sale Price	\$4,250,000
Lease Rate	\$25,446.00 PER MONTH

OFFERING SUMMARY

Building Size:	49,112 SF
Office SF:	9,600 SF
Warehouse Size:	39,512 SF
Lot Size:	3.62 AC (157,557 SF)
Year Built:	1959
Zoning:	Light Industrial
Parking:	Approx 41 Spaces
Construction:	Concrete Block Pre-engineered Steel
Services:	City Water & Sewer

PROPERTY OVERVIEW

- > ± 49,112 sf, turnkey industrial property
- > ± 3.62 acres
- > Rail Spur
- > 4 dock doors
- > 3 drive in doors
- > Ceiling clearance of 13' – 21'
- > Sprinkled
- > 3 phase power
- > Office
- > Convenient location with multiple interstate exits within 2 miles

OTHER RESOURCES

[Aerial View](#)

David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE TURNKEY INDUSTRIAL PROPERTY

4151 1st Ave S Billings, MT 59101



LISTING OVERVIEW:

Introducing a large, turnkey industrial site with expansion potential at 4151 1st Avenue South in the growing city of Billings, Montana. The ±49,112 square foot warehouse features a grade-level overhead door, dock-high loading, and access to a rail spur. This ±3.62-acre parcel is connected to all city services, allowing for expansion, redevelopment, or significant truck circulation and parking space.

The property, located near the expanding downtown and West End areas, includes reception, a training room, private offices, and ample staff/client parking. It is located in close proximity to Interstate 90, Montana Avenue, and State Avenue, and is surrounded by a variety of retail and industrial businesses such as automotive services, hardware stores, and gas/convenience stores.

Currently serving as a distribution warehouse, the space may accommodate a range of industrial operations. This property would be ideal for those seeking a large industrial space or a redevelopment site with room for expansion.

Coca-Cola High Country is relocating to their new facility on S Frontage Road and Harnish Boulevard in January of 2024.

As the largest city in Montana, Billings is the thriving county seat of Yellowstone County with a population of over 115,000 residents. Located in southeast Montana, this city is known for its business-friendly environment, reasonable cost of living, and job opportunities, making it a welcoming place for both in-state and out-of-state residents. In 2021, The Wall Street Journal identified Billings as one of the hottest real estate markets in the country, and the city continued to experience rapid growth through 2022.



David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE TURNKEY INDUSTRIAL PROPERTY

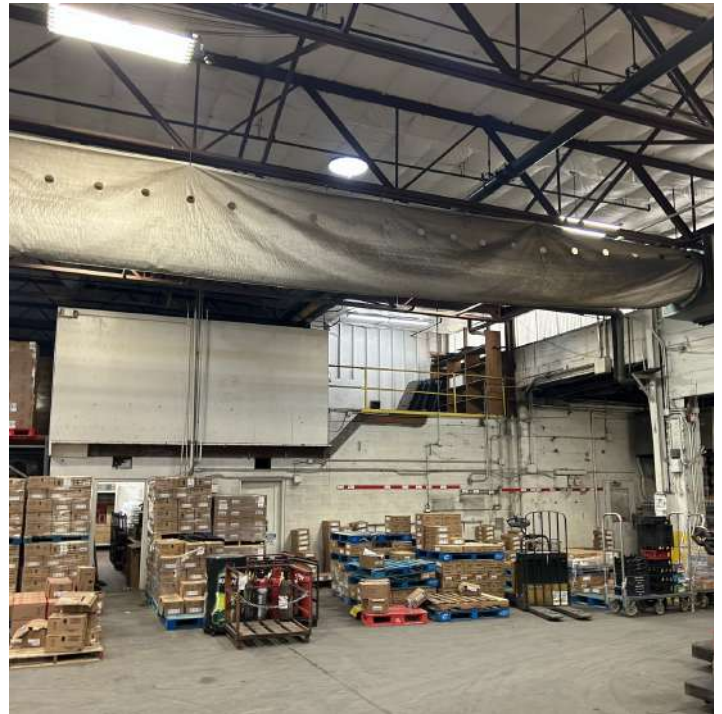
4151 1st Ave S Billings, MT 59101

DISCLAIMER:

Coldwell Banker Commercial CBS ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial and title information may be made available upon request following the execution of a non disclosure agreement or mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. Purchaser must make its own investigation of the Property and any existing or available financing.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.



David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE TURNKEY INDUSTRIAL PROPERTY

4151 1st Ave S Billings, MT 59101



David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE TURNKEY INDUSTRIAL PROPERTY

4151 1st Ave S Billings, MT 59101



David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

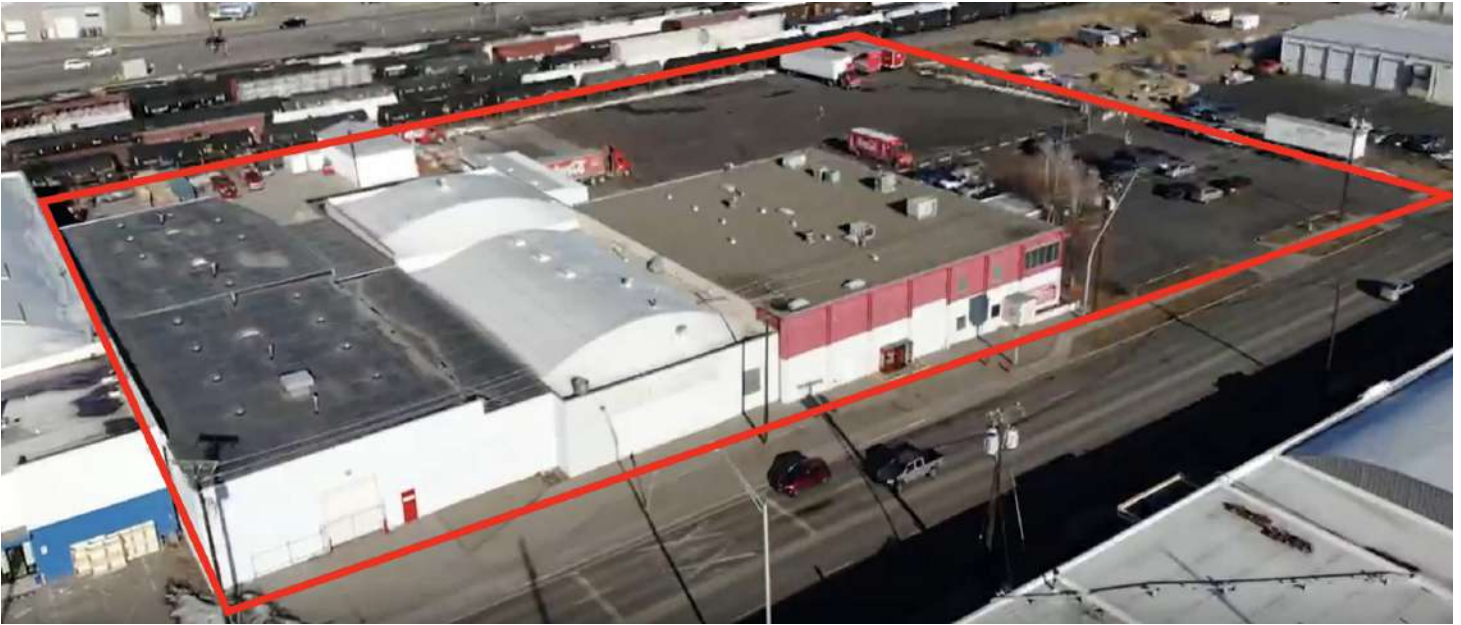
Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE ^{TURNKEY INDUSTRIAL PROPERTY}

4151 1st Ave S Billings, MT 59101



David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



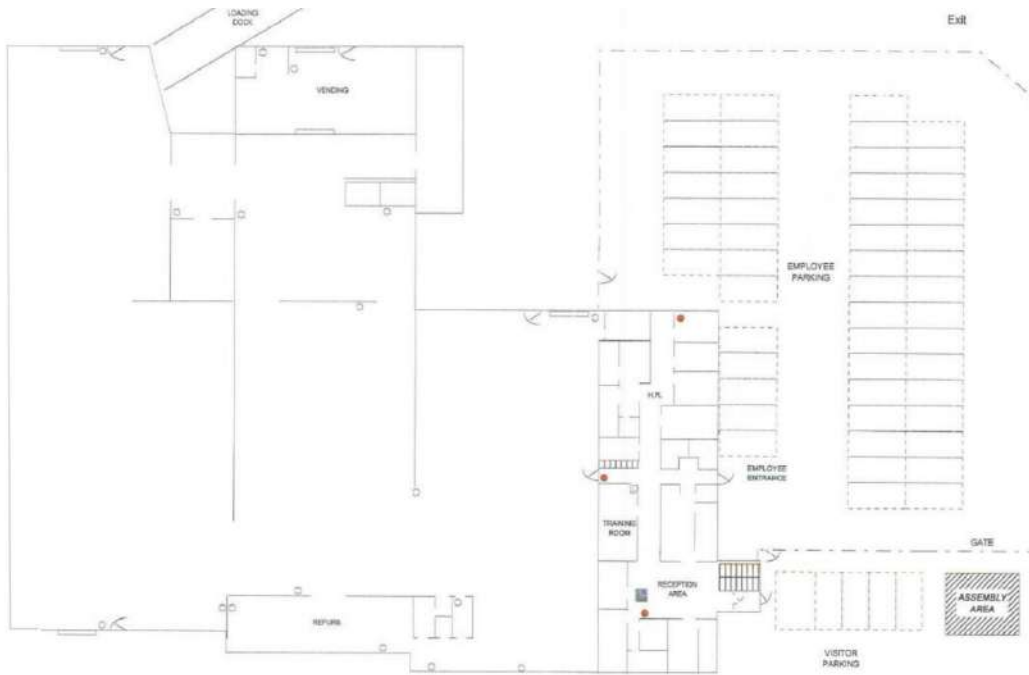
**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE TURNKEY INDUSTRIAL PROPERTY

4151 1st Ave S Billings, MT 59101



Aerial View



Site Plan

David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

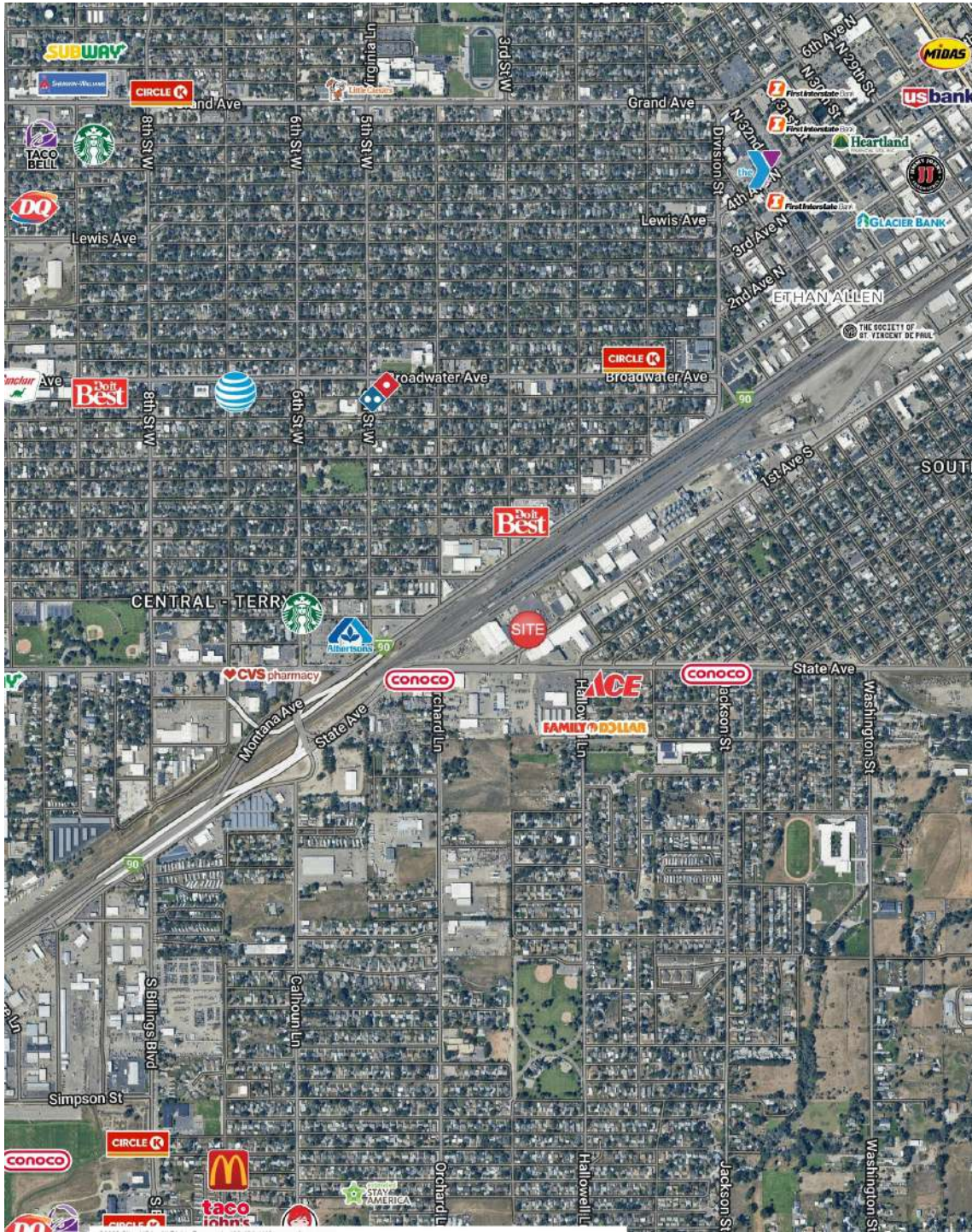
Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE / LEASE TURNKEY INDUSTRIAL PROPERTY

4151 1st Ave S Billings, MT 59101



David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

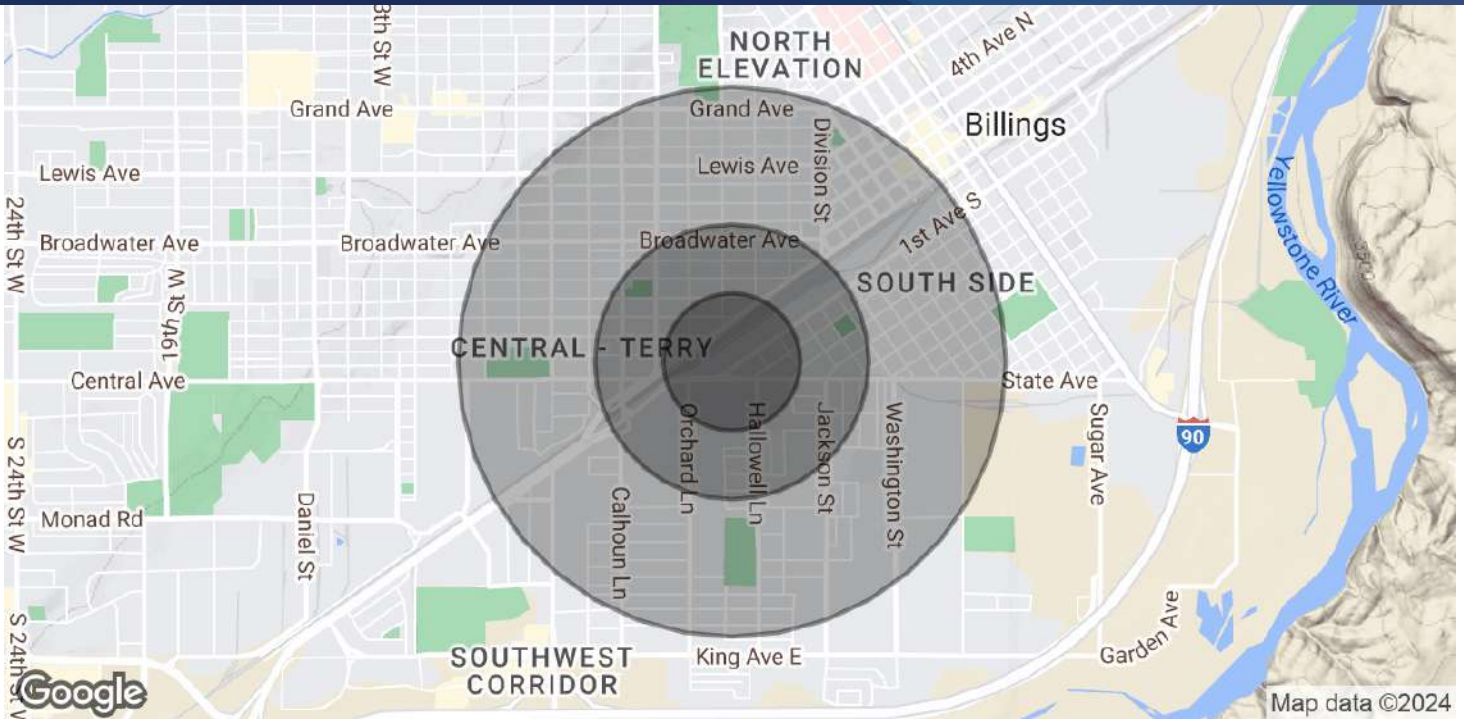
Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

SALE / LEASE TURNKEY INDUSTRIAL PROPERTY

4151 1st Ave S Billings, MT 59101



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	881	3,228	12,405
Average Age	32.5	33.5	34.4
Average Age (Male)	26.1	28.4	32.3
Average Age (Female)	36	38.3	37.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	362	1,394	5,656
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$51,564	\$49,867	\$56,126
Average House Value	\$163,560	\$158,477	\$165,028

2020 American Community Survey (ACS)

David Mitchell, SIOR/CCIM
406 794 3404
d@cbcmontana.com

Nathan Matelich, CCIM
406 781 6889
nathan@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS