

2032 Old Hardin Road
Sale Price: \$ 2,150,000
Lease Rate: \$6.95 NNN



Retail Building For Sale or Lease

PROPERTY HIGHLIGHTS

- Year Built 2006
- Lot size approximately 2 Acres
- Main Building 23,342 SF
- Includes 2 Fabric Lined Steel Framed buildings totaling 2,520 SF & 3,072 SF
- Highway Commercial Zoning



George A. Warmer

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PROPERTY SUMMARY

Attractive retail center is located at 2032 Old Hardin Road in Lockwood. This newer 23,342 SF building was constructed in 2006. The building includes multiple offices, employee and customer restrooms, conference rooms, a large showroom and 20' side walls.

Large entryway columns and glass foyer give this building real curb appeal.

The property is connected to public water as well as natural gas and electricity. Public sewer is located in Old Hardin Road and available for connection. Easy access to Interstate 90 and downtown Billings is a plus.

KEY FACTS

- 23,342 SF Retail Building
- Sprinklered
- 20' Side Walls
- 4 Roof Top HVAC Units
- 9 Offices & Conference Room
- 4 Restrooms
- 2 Fabric Lined Steel Framed Buildings



LOCATION

LOCKWOOD

The subject property is located just outside the City of Billings in an unincorporated area referred to as Lockwood. Though outside the City of Billings, the property has access to both public water and city sewer.

LOCATION

The property is located between Lockwood Interstate 90 interchange 452 and the Johnson Lane interchange 455. The property is located south of Interstate 90 along Old Hardin Road.



QUICK STATS

2032 Old Hardin Road



Property

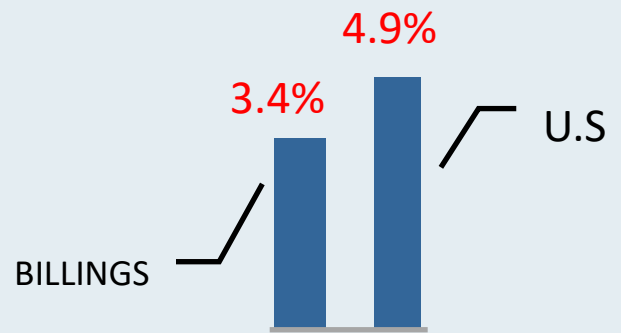
2032 Old Hardin Road offers an impressive retail façade with attractive columns, glass foray and 20' side walls.

Trade Area



500,000
people

Unemployment



Sales Tax

0%



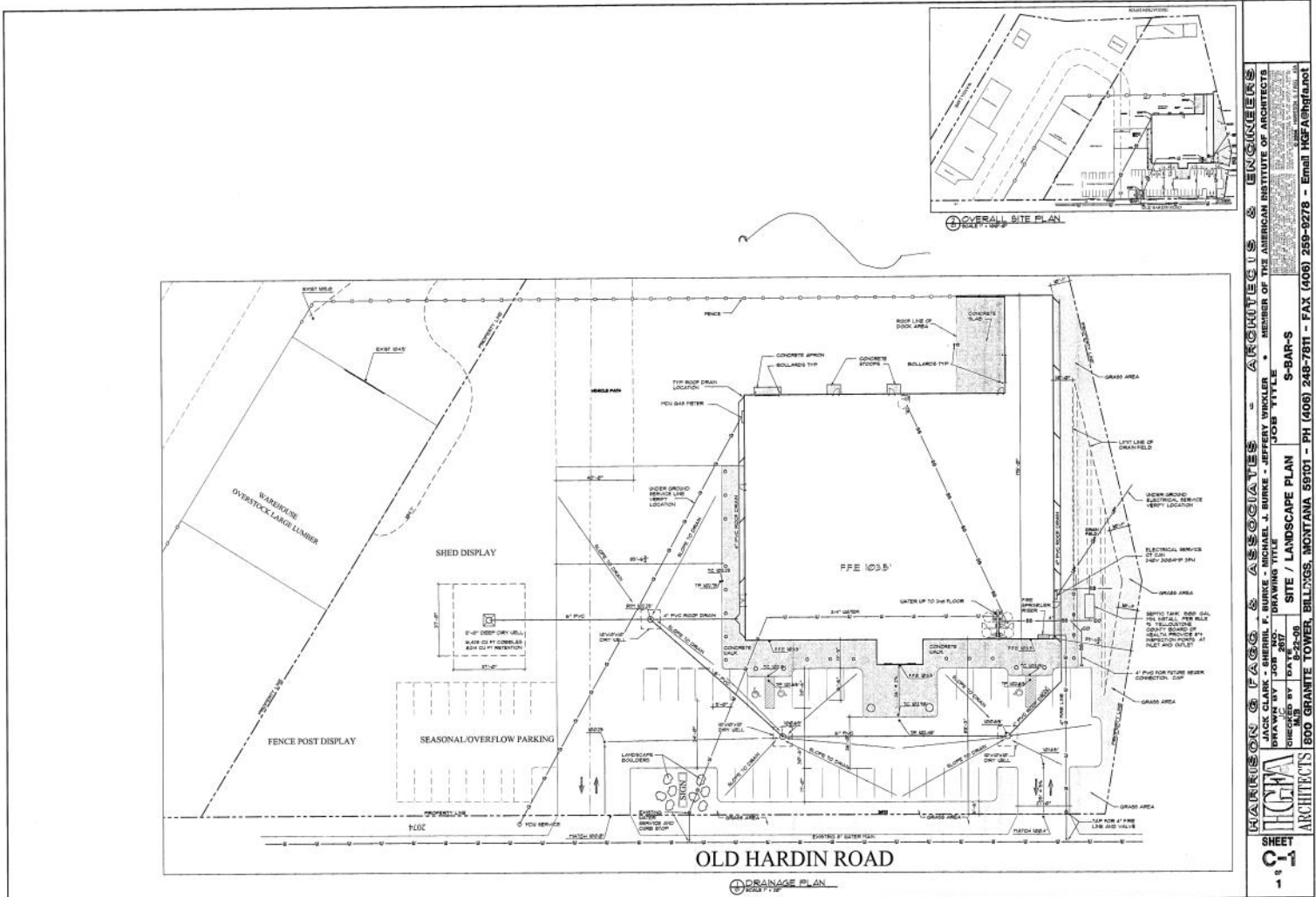
6th out of 50 states

FAVORABLE BUSINESS ENVIRONMENT

4th Lowest

FORCLOSURE RATE (MONTANA)

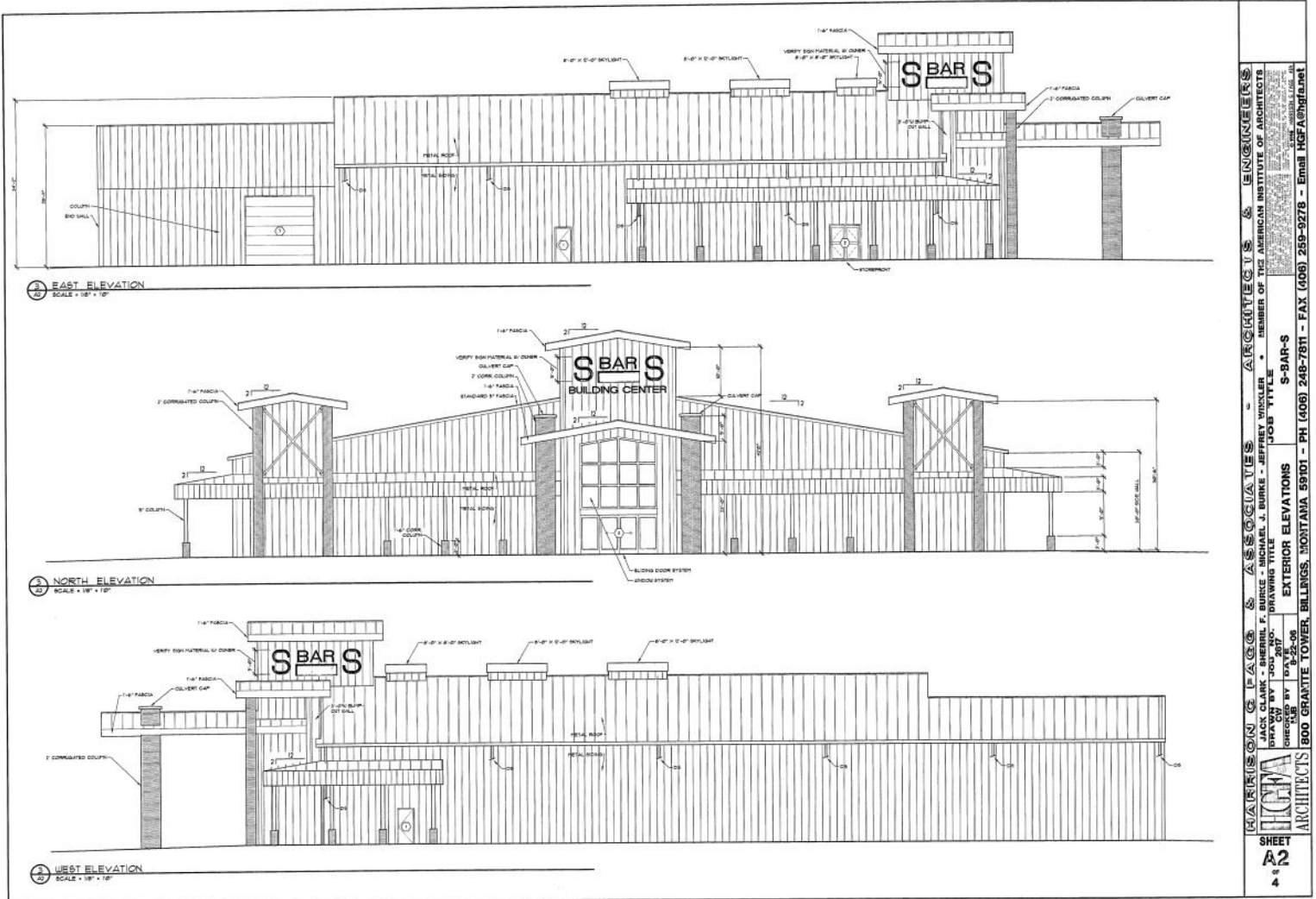
SITE PLAN



HARRISON & ASSOCIATES - ARCHITECTS & ENGINEERS
 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
 JACK CLARK - SHERILL F. BURKE - MICHAEL J. BURKE - JEFFERY WINKLER
 DRAWING TITLE: **SITE / LANDSCAPE PLAN**
 JOB TITLE: **9-BAR-S**
 DATE: **04-22-09**
 ARCHITECTS: **BOB GRANITE TOWER, BILLINGS, MONTANA 59101** - PH. (406) 248-7811 - FAX. (406) 259-9278 - Email: HGA@hga.net

SHEET C-1
1

ELEVATION

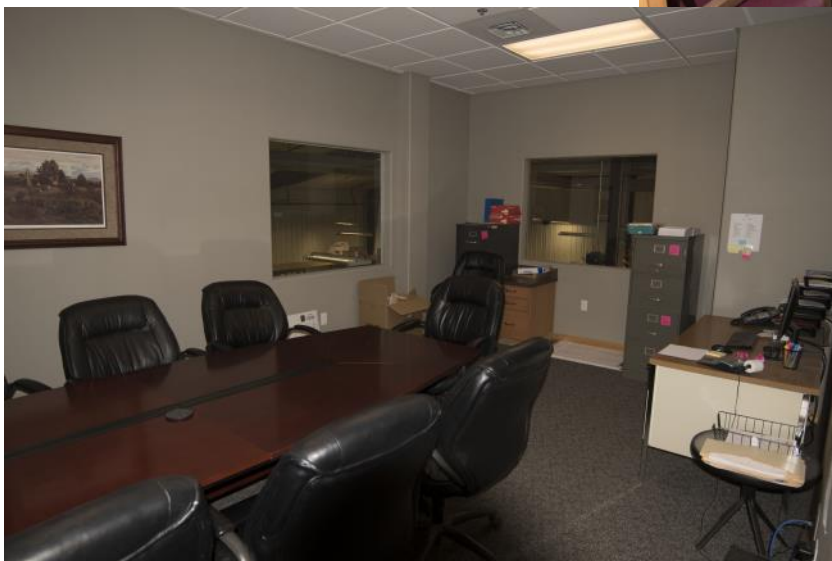


MARLSON G P A C & ASSOCIATES ARCHITECTS & ENGINEERS
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 1001 N. PARKWAY, SUITE 200, BILLINGS, MONTANA 59101
 PHONE: (406) 259-9278 FAX: (406) 259-9278 EMAIL: PGP@marlson.com
EXTERIOR ELEVATIONS
 JOB TITLE: S-BARS
 DATE: 08-25-06
 ARCHITECTS: 800 GRANITE TOWER, BILLINGS, MONTANA 59101 - PH (406) 248-7811 - FAX (406) 259-9278 - Email PGP@marlson.com
SHEET A2 4

PROPERTY PHOTOS



PROPERTY PHOTOS

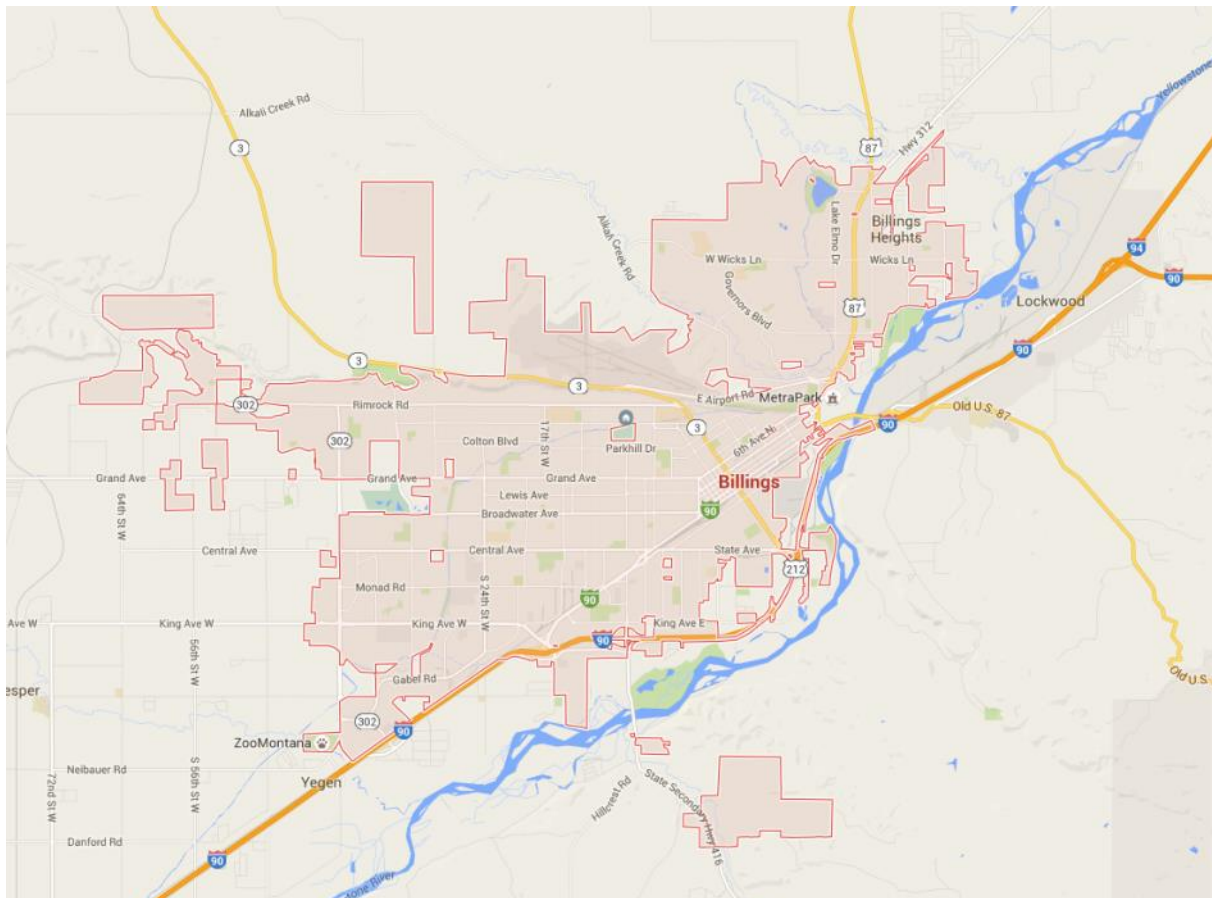


SITE LOCATION

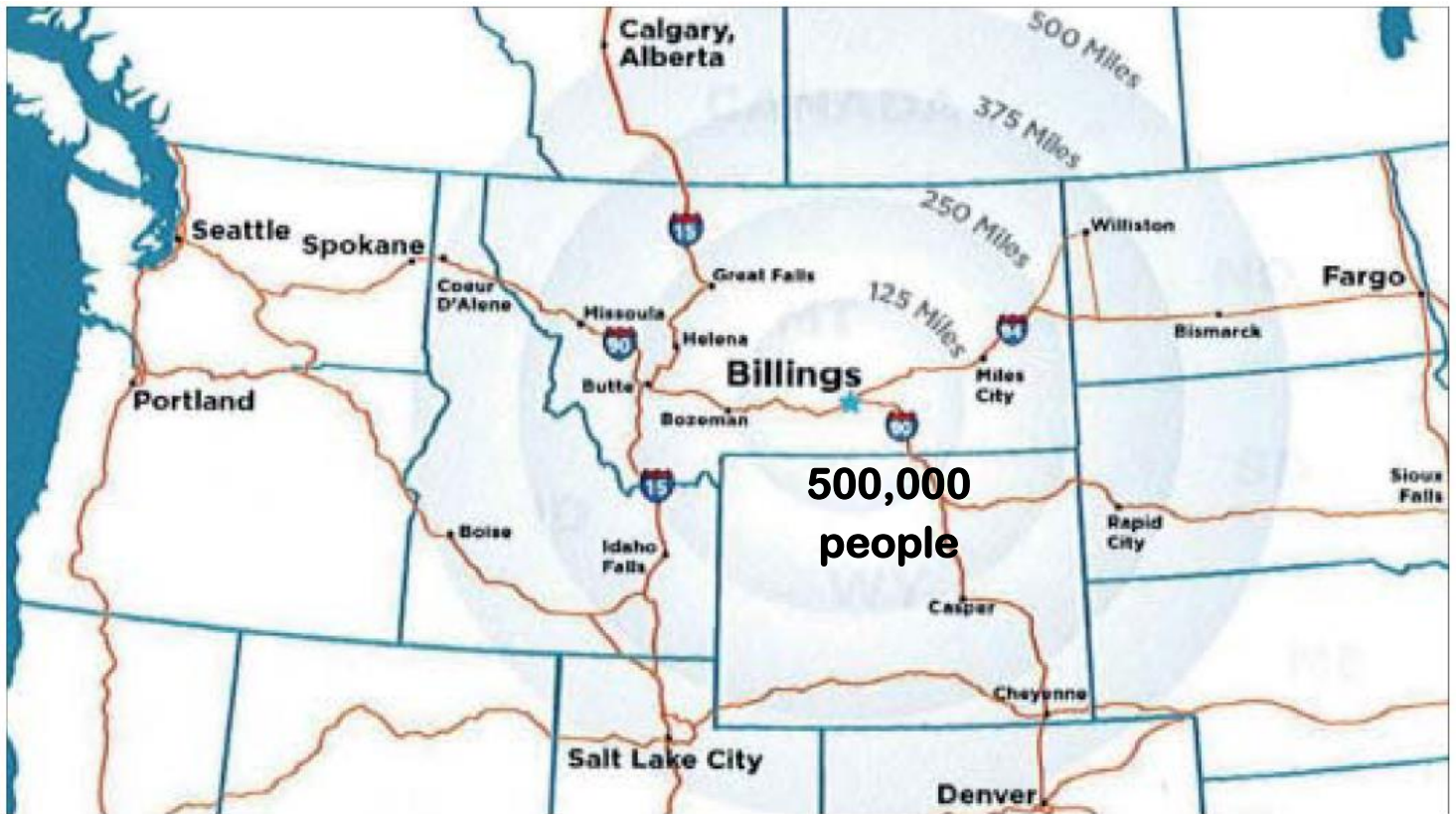


ABOUT BILLINGS

- **Largest city in Montana**
- **Trade and distribution hub for MT, WY, ND, and SD**
- **Foreclosure rate**
Montana is the 4th lowest in country
- **No sales tax**
Attracts shoppers from neighboring states
- **\$1 out of every \$7 spent in Billings**
Compared to rest of Montana
- **Favorable business climate**
Montana ranked 6th out of 50 states



BILLINGS TRADE AREA



BILLINGS INDUSTRY



ENERGY

With shale formations, coal reserves, oil fields and farm facilities surrounding Billings, the location is ideal for upstream and mid stream oil and gas as well as other energy development companies.



HEALTHCARE

Billings is home to two-state -of-the-art hospitals, Billings Clinic and St. Vincent Healthcare. Billings Clinic, a member of the Mayo Clinic Health Network, and St. Vincent Healthcare were recently awarded by Health grades for excellence in patient safety. These hospitals are the largest employers in the community and the state.



REGIONAL HEADQUARTERS

Low labor costs and low effective tax rates makes Billings an ideal location for this industry sector. Between 2003 and 2010, Billings experienced an 8.4% compound annual growth rate in regional managing offices. Corporations like Wells Fargo and GE have had great success with back office operations, and companies like KOA and Avitus Group are headquartered in Billings.

BILLINGS INDUSTRY



DATA CENTERS & IT SERVICES

Billings offers a very safe and reliable geographic location for housing data. Located on a major fiber optic route that runs from Minneapolis to Seattle, Montana's internet speeds are as fast as (or faster) anywhere in the nation. The investment put into fiber allows the state to embrace next generation technology and significant growth in the technology sector.



MANUFACTURING

With extremely competitive natural gas prices and access to a population of over 10 million within a day's drive, Billings is a great place for manufacturing value-added food products, machinery and equipment, chemicals and plastics.



WAREHOUSING

Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Distributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.



CBS

CONTACT INFORMATION

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