

SALE / LEASE

2777 S 56TH ST W

Billings, MT 59106



SALE PRICE \$4,100,000

LEASE RATE \$28,750 per month

Nathan Matelich, SIOR, CCIM
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|------------|---------------------------|
| Sale Price | \$4,100,000 |
| Lease Rate | \$28,750 PER MONTH |

OFFERING SUMMARY

| | |
|---------------|---------------------|
| Available SF: | 30,000 SF |
| Lot Size: | 2.34 Acres |
| Price / SF: | \$136.67 |
| Zoning: | Outside City Limits |

PROPERTY OVERVIEW

- 30,000 SF New Construction Shop/Warehouse
- 25,000 SF of Shop/Warehouse
- 5,000 SF of Office/Showroom
- 28 ft Ceilings
- 5 qty 14 ft Overhead Doors
- 2 qty 16 ft Extra Wide Overhead Doors
- 2 Sets of Overhead Doors are Drive Through
- 4 Separate Electrical Panels
- 3 Phase Power Available
- Fully Fire-Sprinklered
- Ability to Add Fenced Yard
- Ability to Add Overhead Cranes
- Lease Rate is \$9 PSF Base Rent + \$2.50 PSF NNN
- Ability to Demise Space in Smaller Units/Condos for Qualified Buyers/Tenants
- Adjacent 1.15 Acre Lot Available for an Additional Cost (3.49 Acres Total)

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LISTING OVERVIEW:

Located in one of Billings' premier west end industrial parks with excellent visibility and access along 56th St W, this new construction facility sits in a well-established corridor that continues to attract the area's top industrial and commercial operators. Four separate electrical panels with 3-phase power available ensure the facility can meet the demands of virtually any industrial operation, and the 28-foot ceilings provide the overhead clearance needed for crane installation — a rare find in the Billings market.

The west end's proximity to major transportation routes makes it ideal for semi-truck traffic and heavy equipment movement, with the ability to add a fenced laydown yard for outdoor storage-intensive users. This is an exceptional fit for contractors, equipment dealers, oilfield services, distributors, manufacturing operations, or any business that needs serious power, height, and room to work. The seller/landlord is willing to finish to suit, making this a true build-to-your-needs opportunity in one of the most active industrial corridors in the region.



Proposed Office/Showroom Buildout



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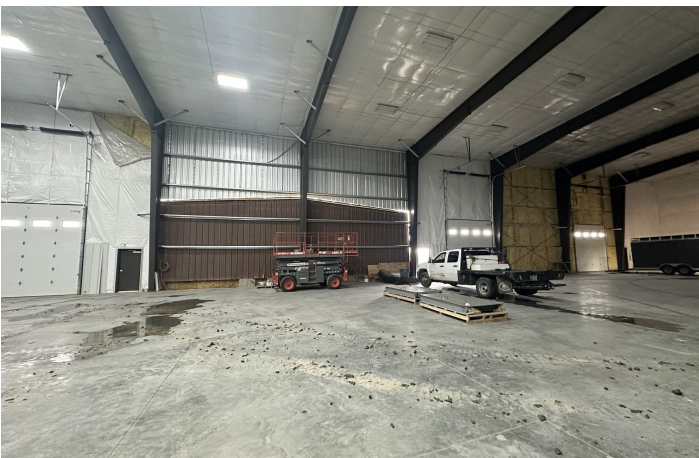


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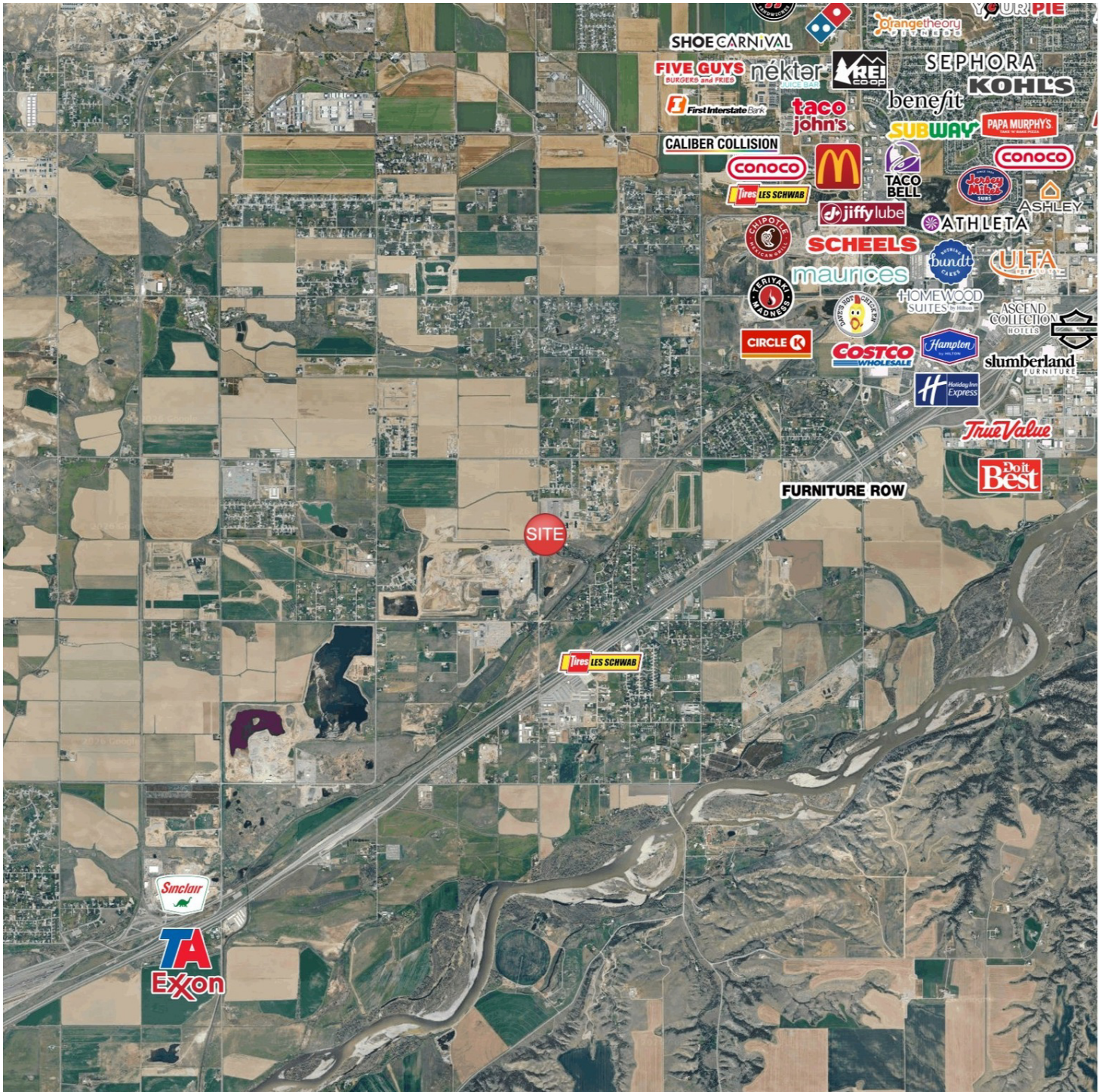


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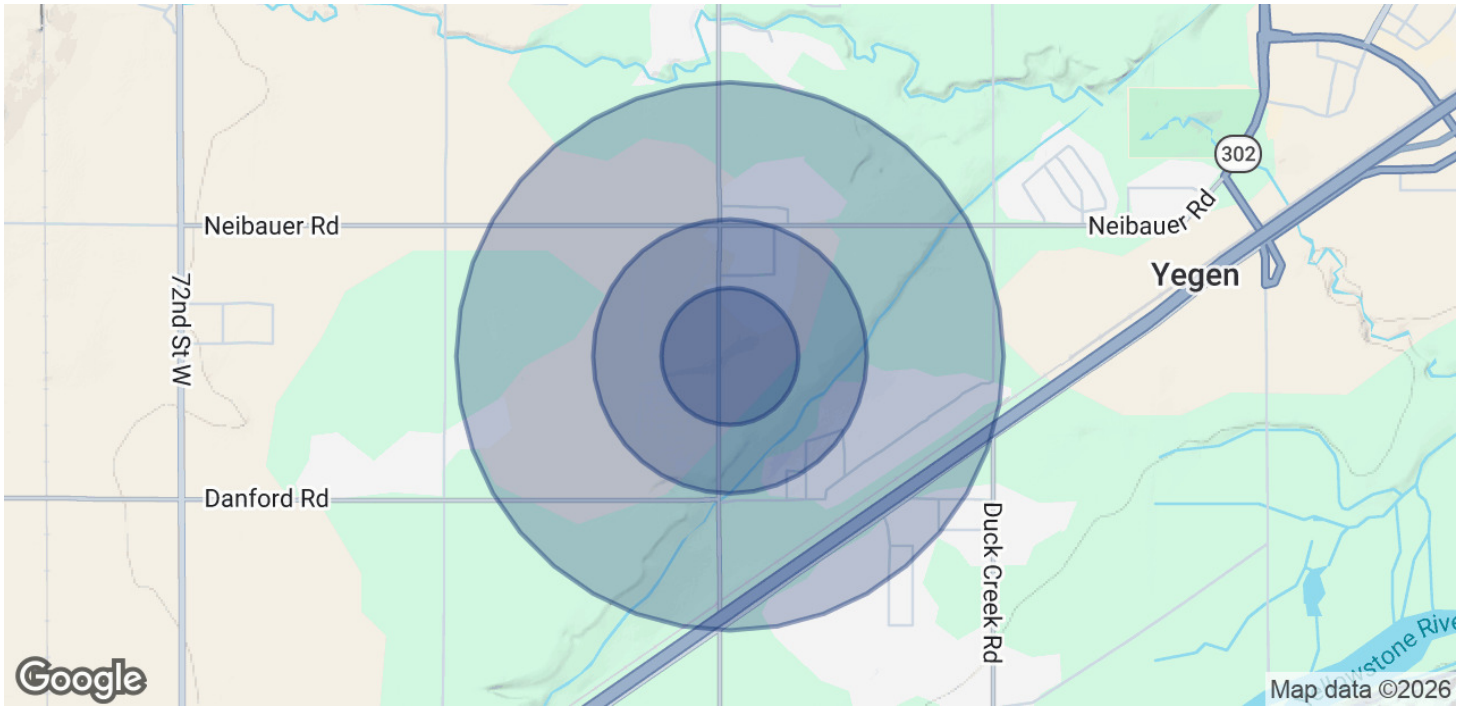


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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------------|------------------|---------------|
| Total Population | 73 | 293 | 1,144 |
| Average Age | 35 | 34.8 | 34.5 |
| Average Age (Male) | 34.8 | 34.6 | 34.4 |
| Average Age (Female) | 37.3 | 37.1 | 36.6 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|-------------------|------------------|---------------|
| Total Households | 24 | 96 | 390 |
| # of Persons per HH | 3 | 3.1 | 2.9 |
| Average HH Income | \$211,466 | \$211,466 | \$198,300 |
| Average House Value | \$479,343 | \$463,541 | \$458,683 |

2023 American Community Survey (ACS)

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