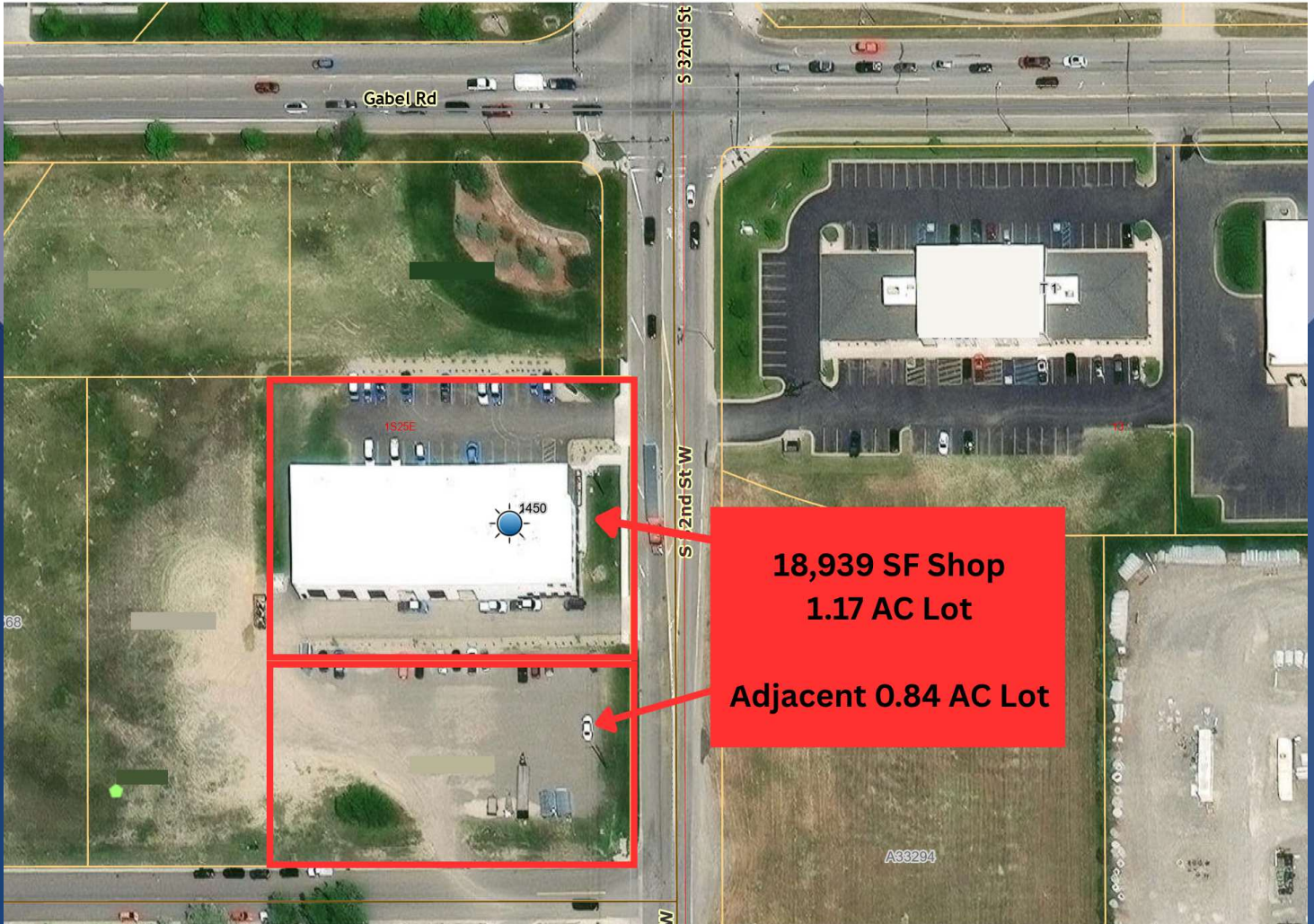


SALE

NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



SALE PRICE REDUCED \$3,995,000

SIZE 18,939 sf

Nathan Matelich, CCIM
(406) 781-6889

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NEW CONSTRUCTION SHOP/WAREHOUSE

1450 South 32nd Street West Billings, MT 59102



Sale Price
Reduced

\$3,995,000

OFFERING SUMMARY

Building Size:	18,939 SF
Lot Size:	1.17 Acres
Price / SF:	\$210.94
Year Built:	2022
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

18,939 SF New Construction Shop/Warehouse
7,012 SF Class A Office Space
11,927 SF Shop Space
13 Offices
Training Room
Conference Room
Break Room
Bullpen/Commons Area
6 Restrooms
Reception Area
6 qty 14 ft Overhead Doors
23-26 ft Sidewall Height in Shop/Warehouse
Excellent Retail Exposure with Pylon Sign
Adjacent 0.84 Acre of Lot can be Purchased for additional \$400,000

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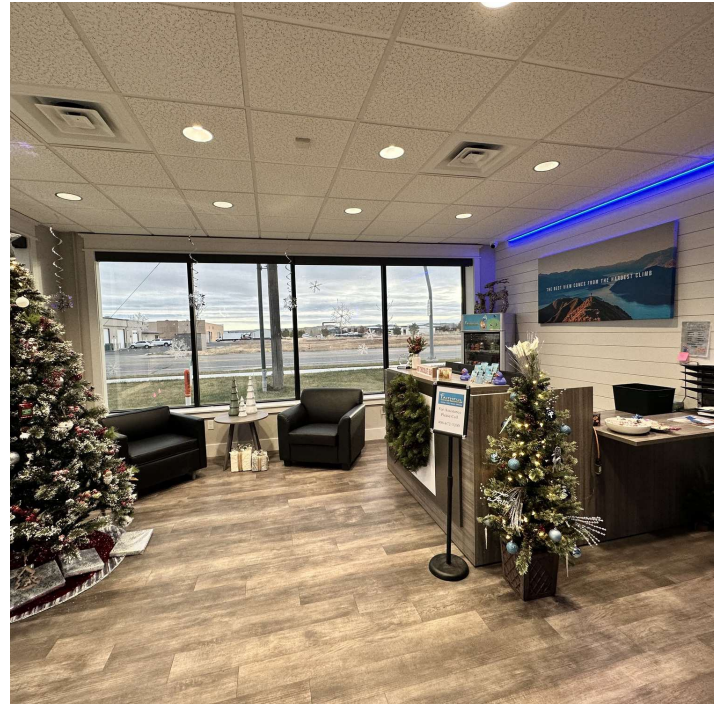
1450 South 32nd Street West Billings, MT 59102

LISTING OVERVIEW

Experience unmatched quality with this newly constructed 18,939 SF shop/warehouse located in Billings' prime West End.

Built in 2022 with high sidewalls ranging from 23-26 ft, this property features 7,012 SF of Class A office space and 11,927 SF of premium shop space, all designed with meticulous attention to detail.

The owner spared no expense, delivering a state-of-the-art facility perfect for commercial/industrial use, complete with excellent retail exposure and ample yard space.



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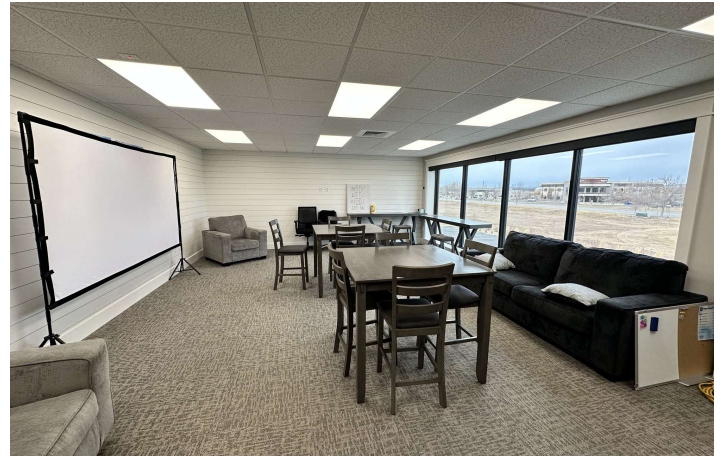


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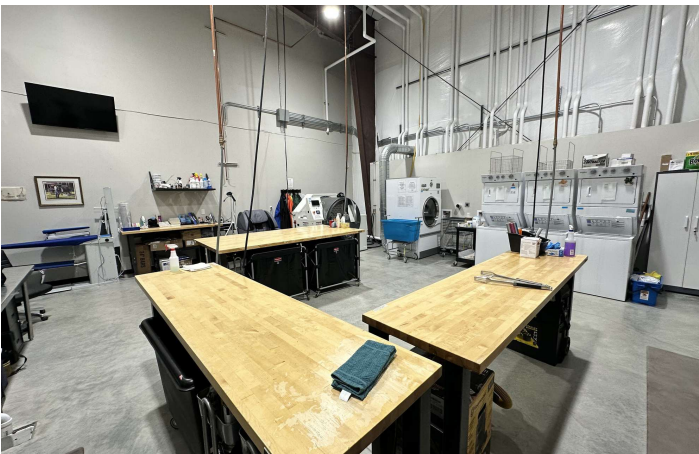


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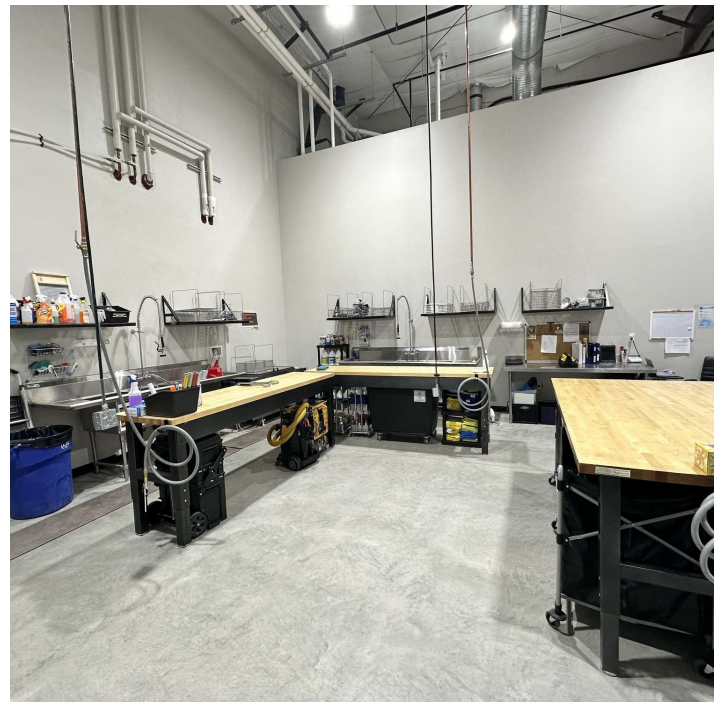
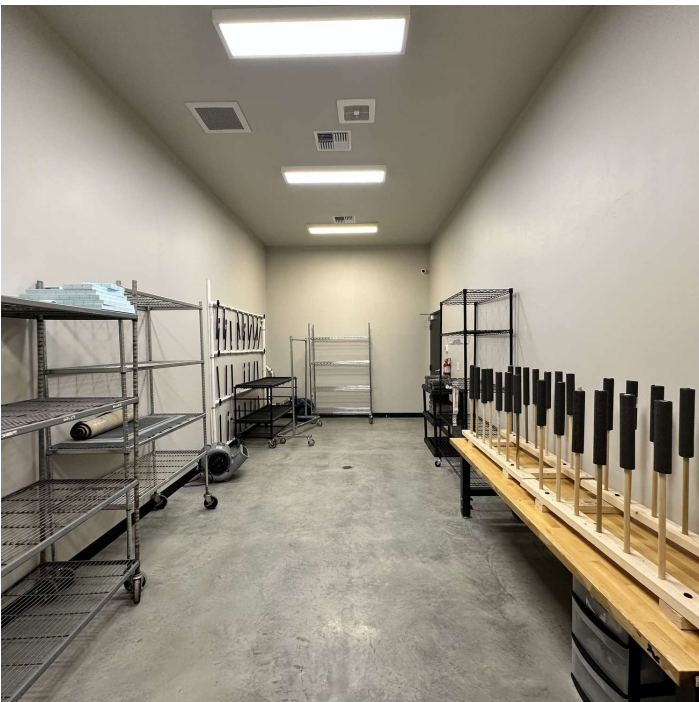


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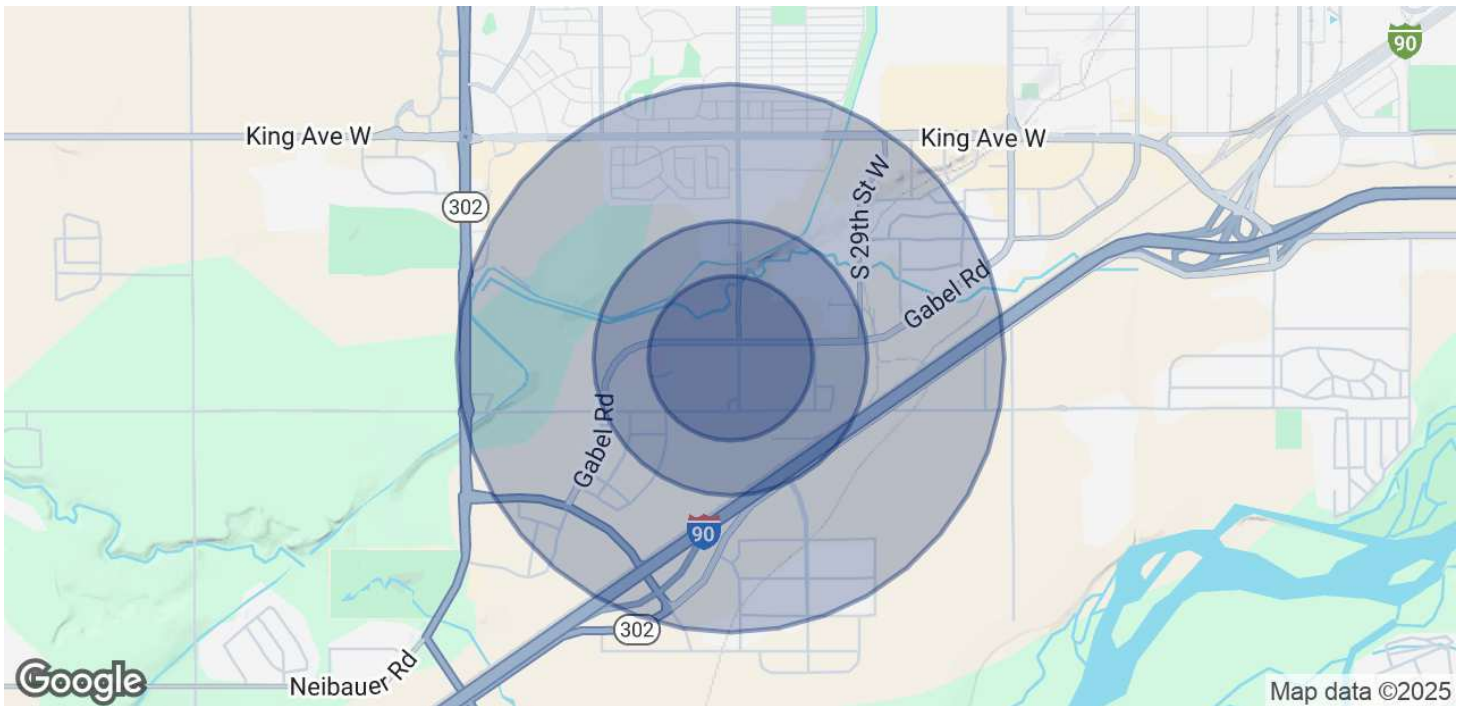


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	29	152	2,189
Average Age	47	47	43
Average Age (Male)	43	43	40
Average Age (Female)	50	50	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	13	67	969
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$73,937	\$73,968	\$75,942
Average House Value	\$305,399	\$306,295	\$330,526

Demographics data derived from AlphaMap

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