

16,212 SF PRIME WAREHOUSE & RETAIL BUILDING

INCLUDES OFFICE SPACE

165 ALL WEST TRAIL BOZEMAN, MT 59718

FOR SUBLEASE



LEASE RATE \$18.00 SF/YR

PROPERTY HIGHLIGHTS

- 16,212 SF Warehouse & Retail Space for Sublease
- **Flagship Retail Space on 2 Levels Includes:** Air Conditioning, Open Layout, High-Quality Finishes, Ample Windows & Natural Light, (1) Restroom, Staging Room, Storage Room, and Backup Heating
- **Warehouse Space on 2 Levels Includes:** (4) Conference Rooms, (1) Photo/Video Room, Break Room with Full Kitchen, Tables & Cabinets, (2) Restrooms, and Open Customer Service Call Center/Work Area with (12) Cubicles, (6) Hard-Walled Offices, (15) Additional Workspaces, and a 24' x 36' Product Development Room, (2) 18' Bay Roll-Up Doors (One With Ramp & Loading Dock)
- Outdoor, Fenced, Private Break-Room Area Adjacent to Lower Level Indoor Break Room
- Attached Water Storage & Fire Pump Room on Upper Level
- (10) Dedicated Paved Parking Spaces & (14) Shared
- WiFi Service & Video Surveillance Across Building Campus

PROPERTY HIGHLIGHTS

- Landlord Pays for Snow Removal
- Built in 2021
- Parcel ID: RGG84753
- Zoned: MU | Mixed Use
- Parcel ID: RGG84753
- Ideally Located in Bozeman's Rapidly Growing West Side
- Lessee to Verify All Listing Details

Paul Lencioni

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AERIAL



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AERIAL PHOTOS



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EXTERIOR PHOTOS



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RETAIL PHOTOS



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OFFICE PHOTOS



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WAREHOUSE PHOTOS



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COMMON AREA PHOTOS



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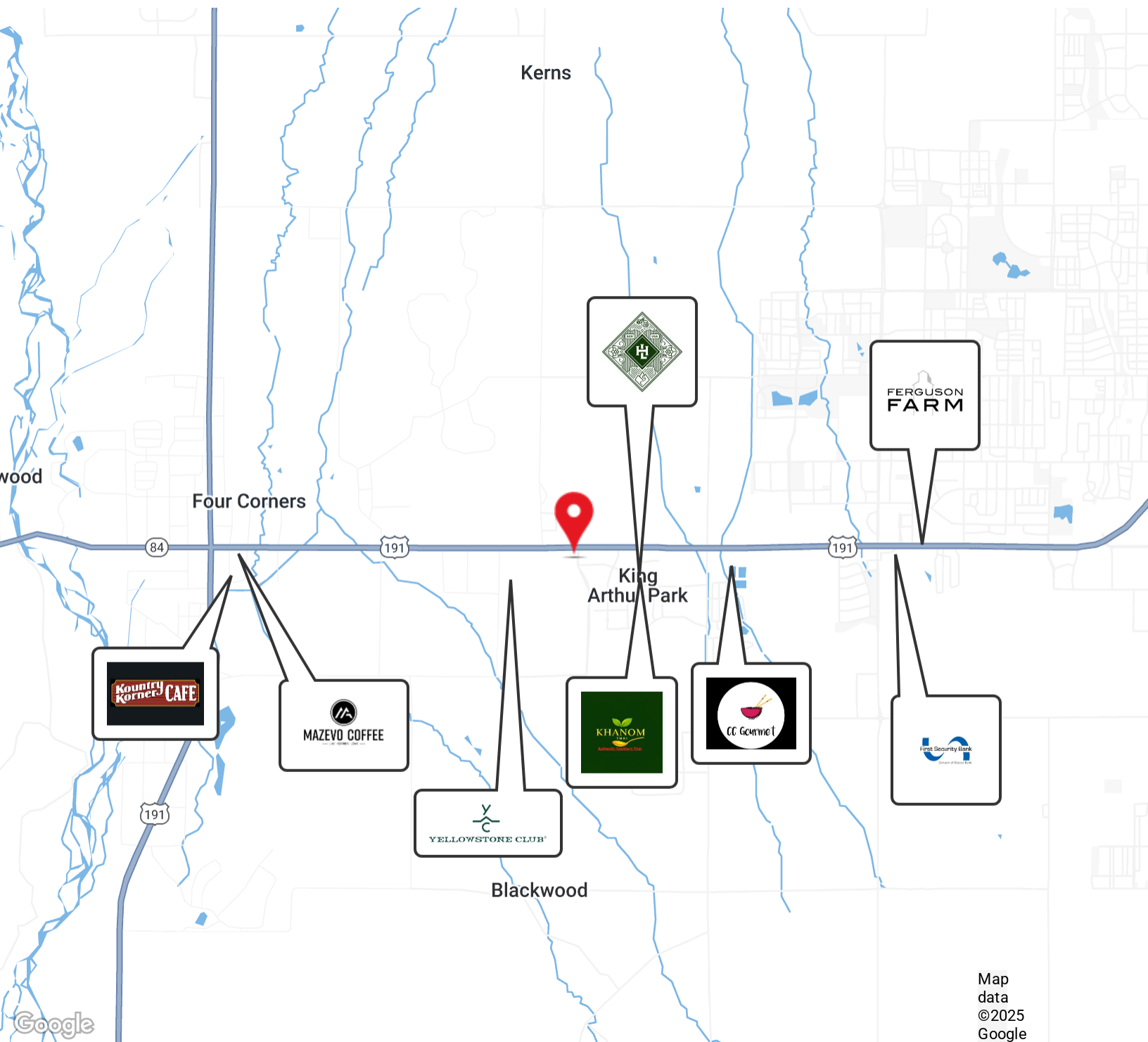
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RETAILER MAP



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