



FOR SALE



6830 Commercial Ave
Billings, MT 59101

\$1,600,000

10,560 SqFt Total

Warehouse: 8,160 SqFt Office: 2,400 SqFt

Property features:

- 5 individual offices
- 2 bathrooms
- 5 large 14' bay doors with motor operators
- Additional storage area
- Floor drain in warehouse
- 1.5-acre lot with ample parking
- I-1 zoning (Light Industrial)
- Well water
- Gas heat (3 unit heaters in warehouse)
- A/C in office area
- Built 2004
- Close I-90 corridor and downtown Billings

Versatile Industrial Property with Yard + Office Space in Billings' South Corridor

Positioned on 1.5 acres in Billings South corridor, this 10,560 sq ft light-industrial property offers the ideal blend of functionality, space, and location. Built in 2004 and zoned I-1 (Light Industrial), the building is designed for efficiency – perfect for truck and equipment service, logistics, fabrication or a growing contractor or fleet operation seeking an owner-user opportunity in Billings, Montana.

The 8,160 sq ft warehouse features five 14' bay doors, pre-engineered steel construction, and open span workspace ideal for heavy equipment or fleet maintenance. The attached 2,400 sq ft office area includes private offices, reception space, and storage area with central A/C and gas heat. Gravel yard and ample turning radius offer easy truck access and on-site parking.

Property is served by a well for water and has natural gas utilities. Located near Interstate 90 and South Billings Boulevard, this site provides excellent connectivity for local and regional operations.

Phase I Environmental Site Assessment completed Dec 2025; report identifies no RECs, CRECs, or data gaps.



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Utilities & More Info

2025 Property Taxes: \$8,599.28/yr

Montana Dakota Utilities (MDU): \$508/month avg

Northwestern Energy: \$741/month avg (combined avg for three electrical meters)

Private Well and Septic

Items that convey:

Water Softener

Air Compressors



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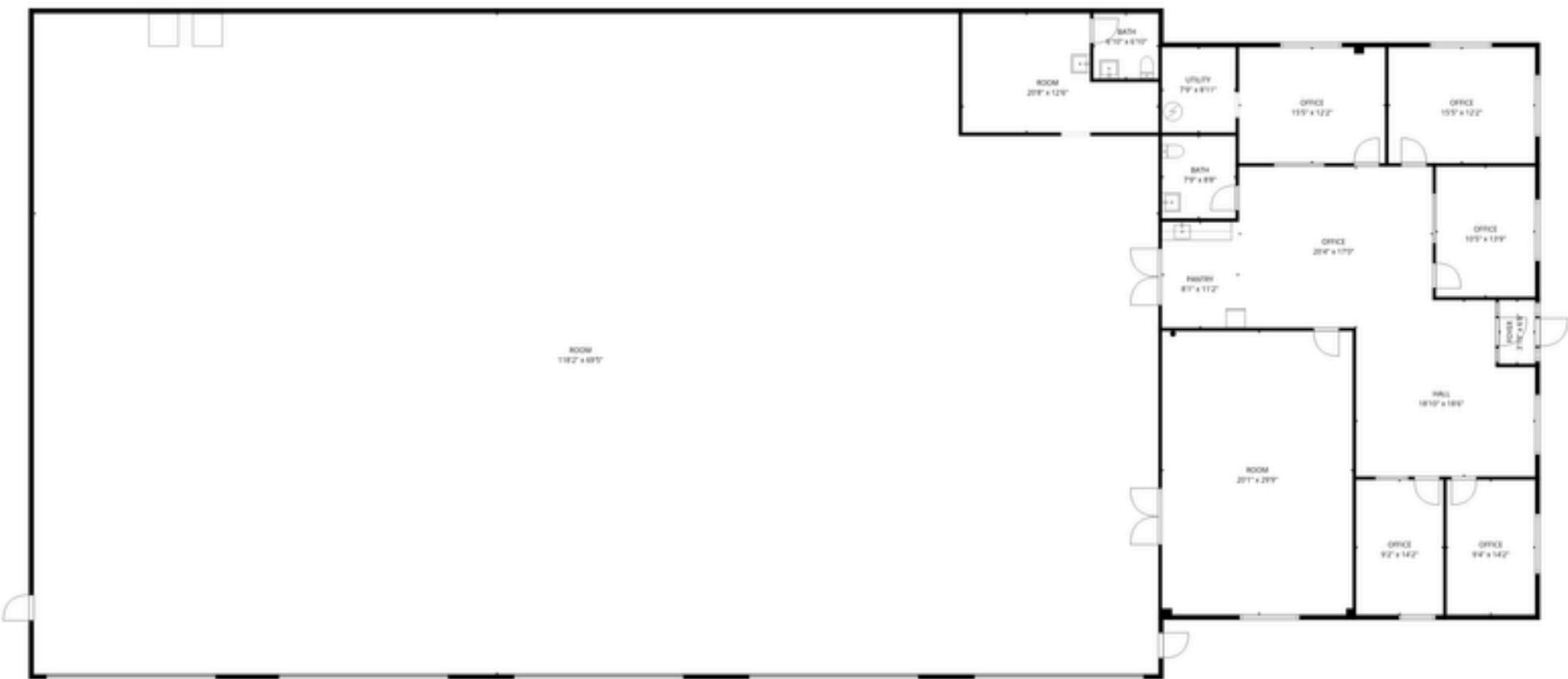
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Total GLA: 1733 sq. ft | Total: 10792 sq. ft
1st floor: 1733 sq. ft (Excluded areas 9059 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

***FLOOR PLAN IS APPROXIMATE MEASUREMENTS**

10,560 SqFt Total (Warehouse: 8,160 SqFt Office: 2,400 SqFt)
per Yellowstone County Records



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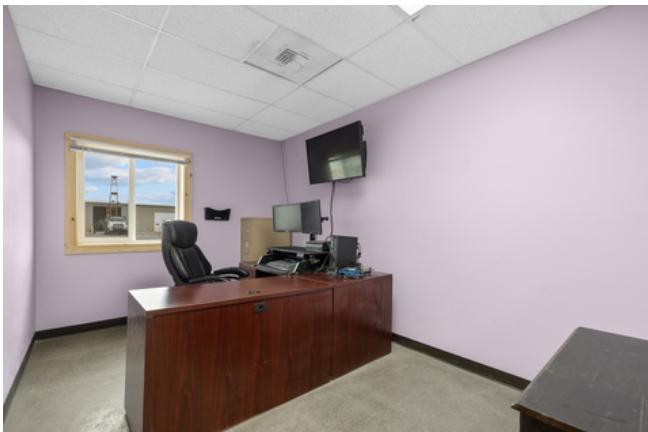
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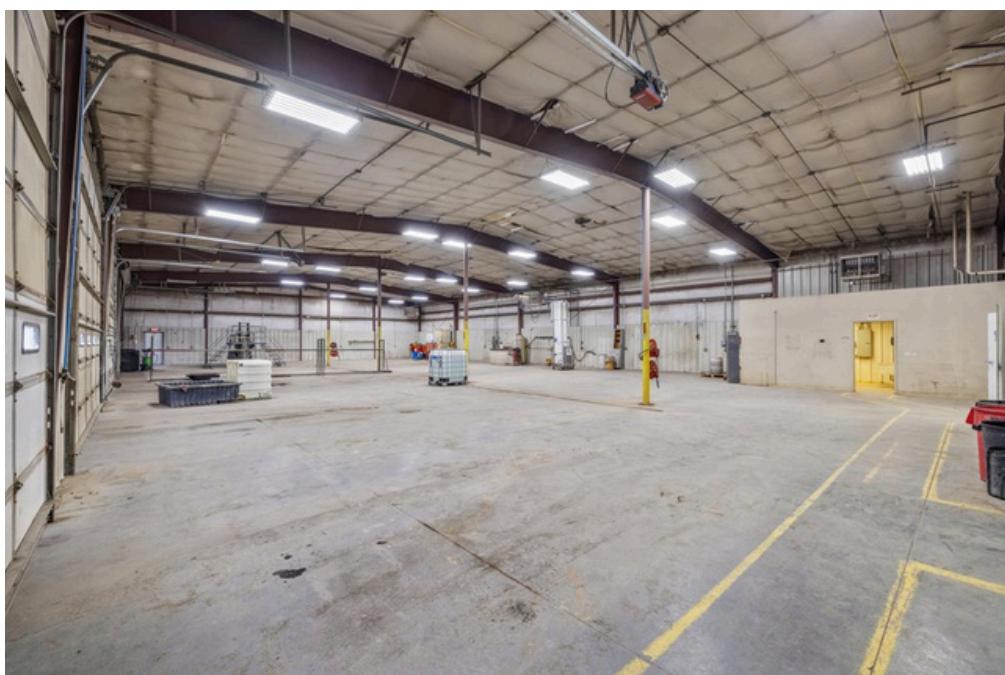
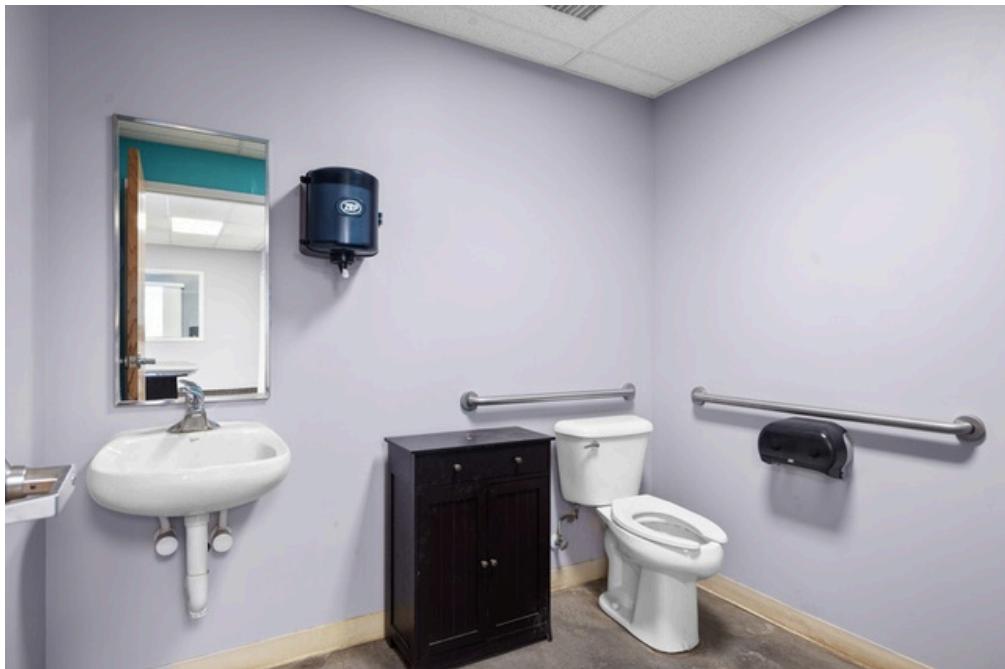
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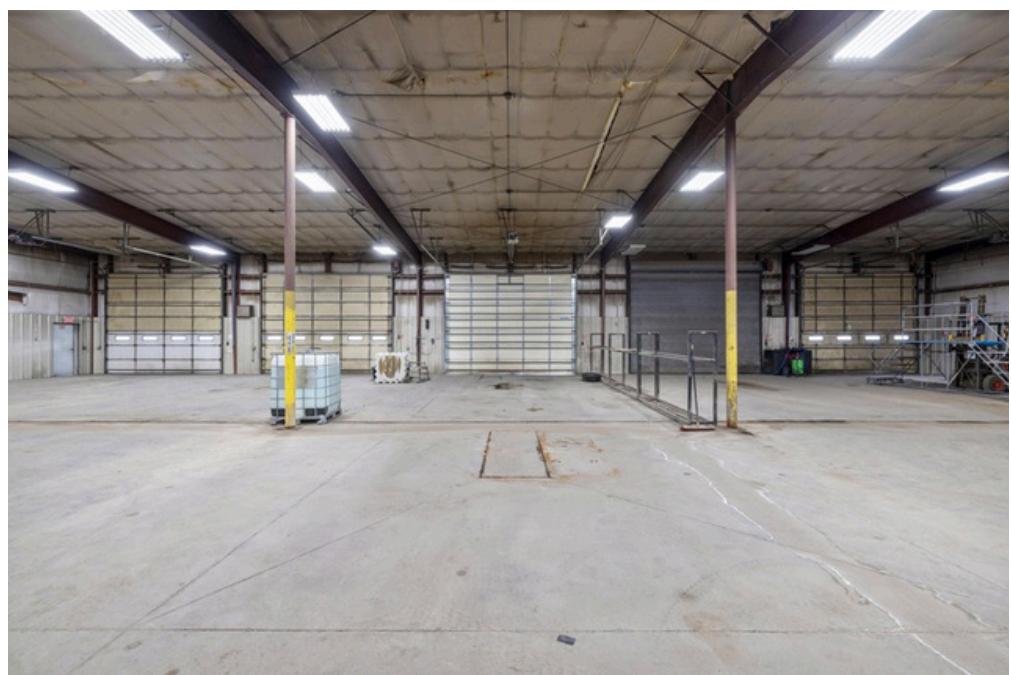
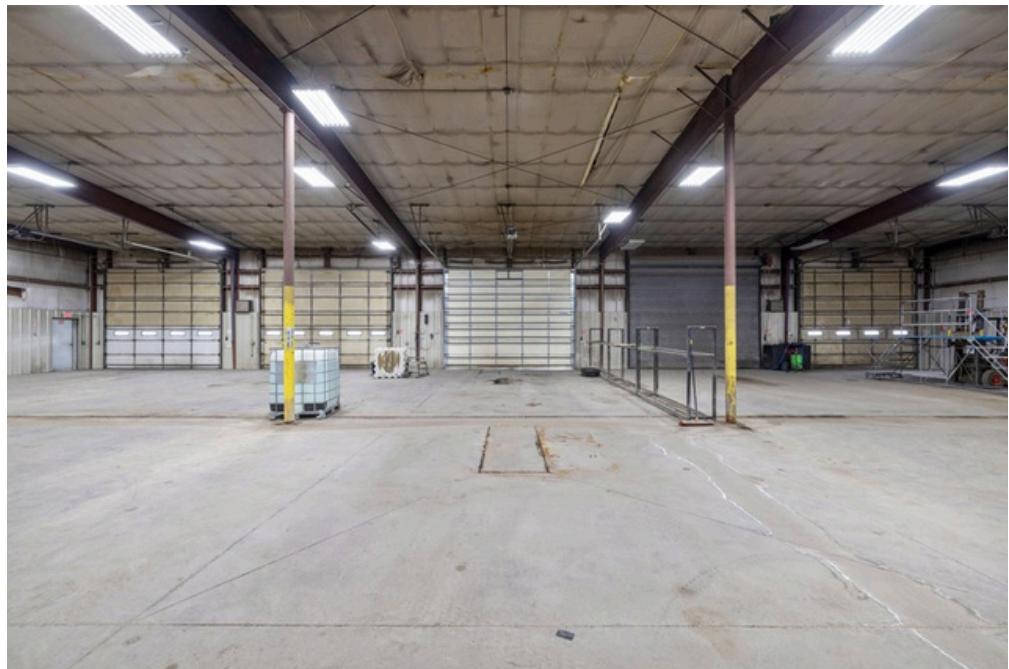
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