



## Property Highlights

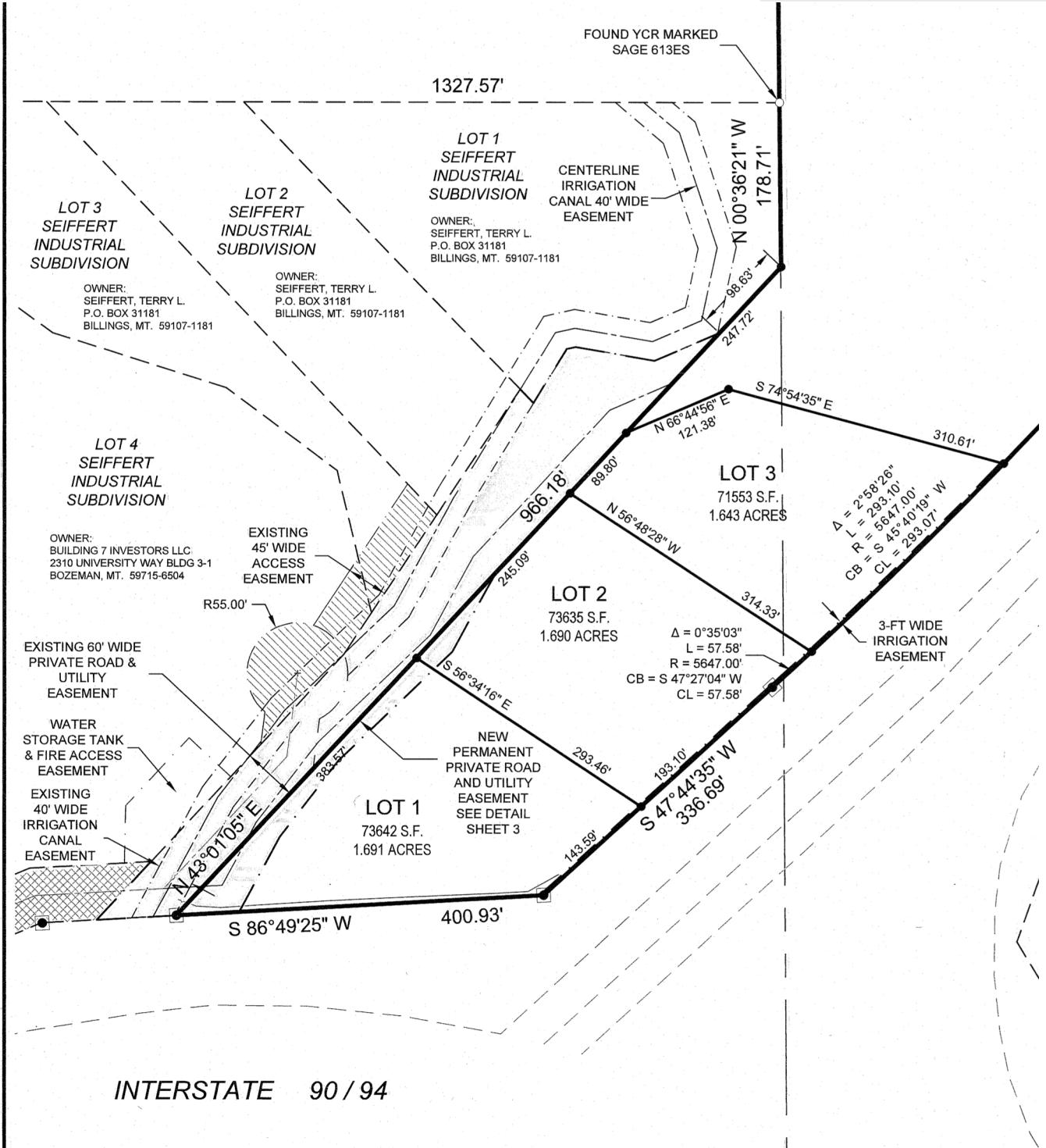
- Light Industrial Zoning (I1) Outside City Limits
- Subdivision access to 40,000 gallon dry hydrant
- Security gate located at subdivision entrance
- Irrigation ditch access easement
- Utilities: Gas/Electric/Internet

## Property Description

Sale consists of 5 lots totaling 9.181 Acres located on N Frontage Rd in Billings, MT. Located at the junction of I-90 and I-94 just one mile from the Johnson Lane Exit, and the future Billings Bypass. Excellent visibility and exposure from both interstate directions. Ideal location for an industrial user seeking convenient interstate access with a secure gated premises. Lots can be purchased separately.

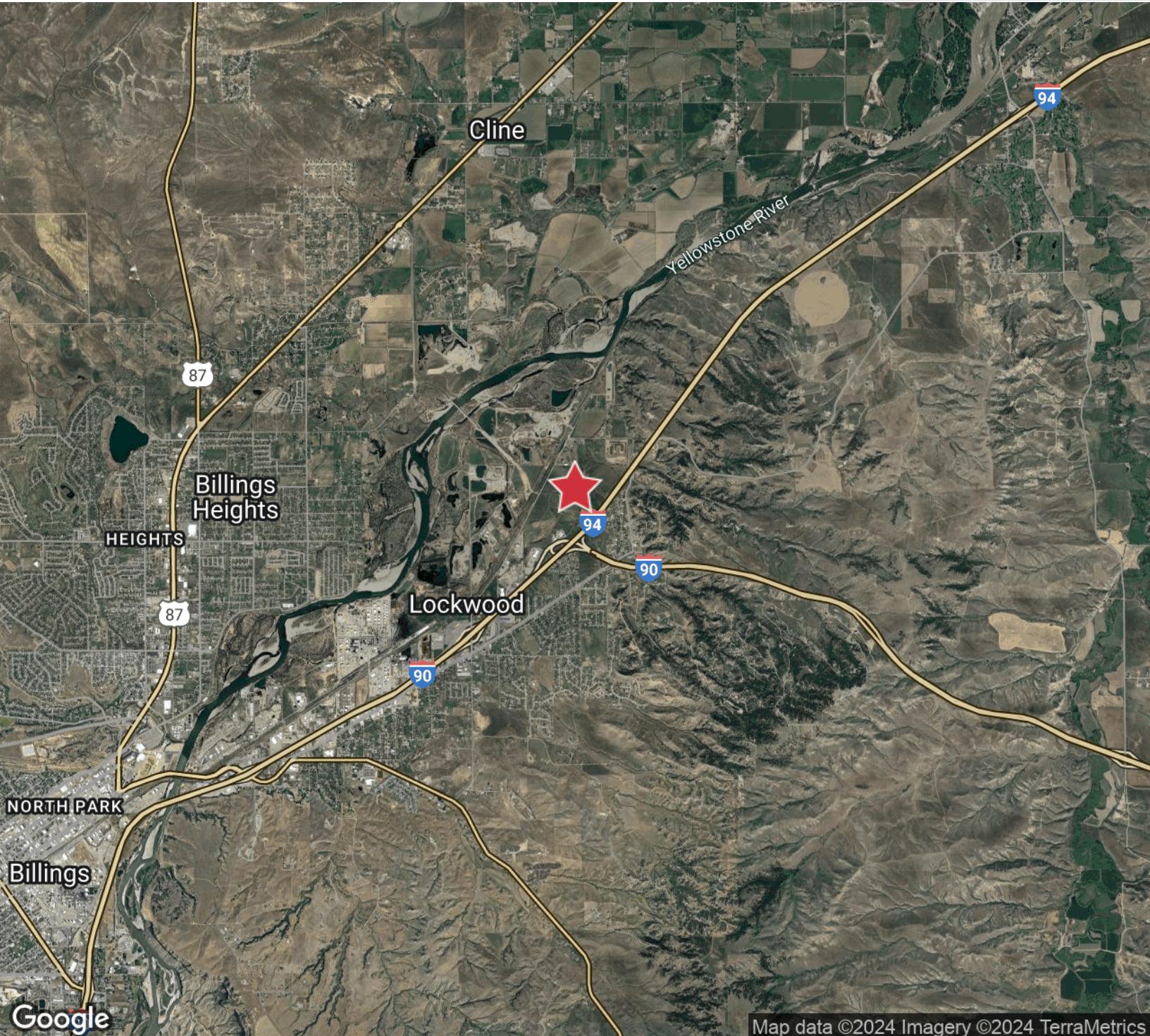
## OFFERING SUMMARY

Total Parcel Size:	9.181 Acres
Lot 1: 1.691 Acres	\$295,000
Lot 2: 1.69 Acres	\$295,000
Lot 3: 1.643 Acres	\$287,000
Lot 4: 1.909 Acres	\$285,000
Lot 5: 2.248 Acres	\$335,000



LAND | 3333 N FRONTAGE RD, BILLINGS, MT 59101

**FOR SALE**



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