



1580 Bobcat dr

1580 Bobcat dr, Bozeman, MT 59718

Ben Nistler

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\$16.00 /SF/YR

New Construction and Fronting Hwy 191 with excellent visibility, 10,590 sf warehouse, Large Fence storage yard, Extra parking, 2x 14x14 ft overhead doors, Loading Dock, 16 ft sidewalls, LED high bay lighting, forced air gas heat, upgraded insulation package, Single Phase 600 amp power, office space with A/C, Still some time to customize prior to completion, Available Late Dec 2025...

- Loading Dock
- Fenced storage Yard
- Excellent Visibility Hwy 191 frontage



Rental Rate: \$16.00 /SF/YR

Property Type: Flex

Building Class: A

Rentable Building Area: 10,590 SF

Year Built: 2025

Construction Status: Under Construction

Taxes: \$0.08 USD/SF/MO

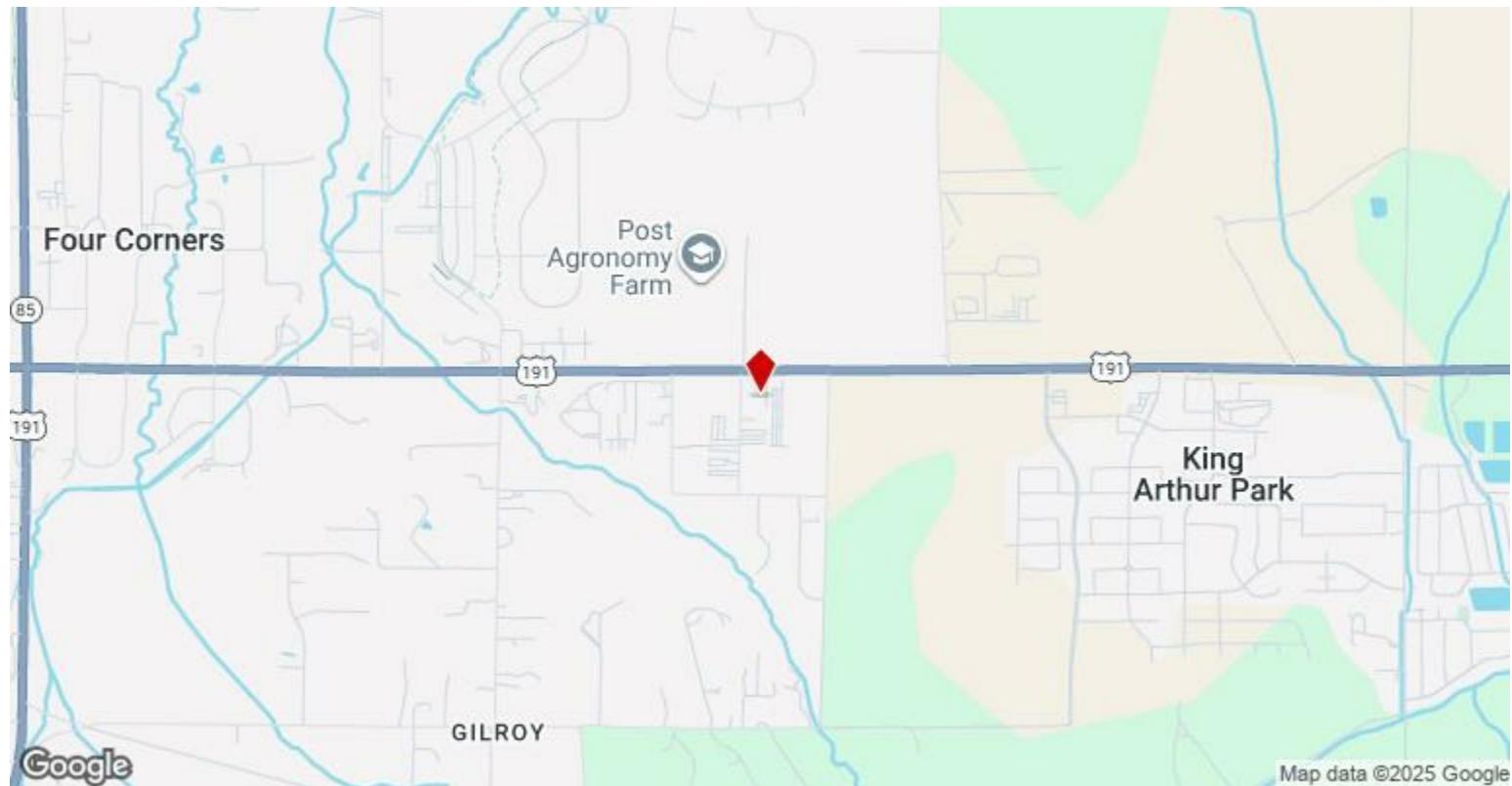
Operating Expenses: \$0.11 USD/SF/MO

Rental Rate Mo: \$1.33 /SF/MO

1st Floor

1

Space Available	10,590 SF
Rental Rate	\$16.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	750 SF
Space Type	New
Space Use	Flex
Lease Term	Negotiable



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Property Photos



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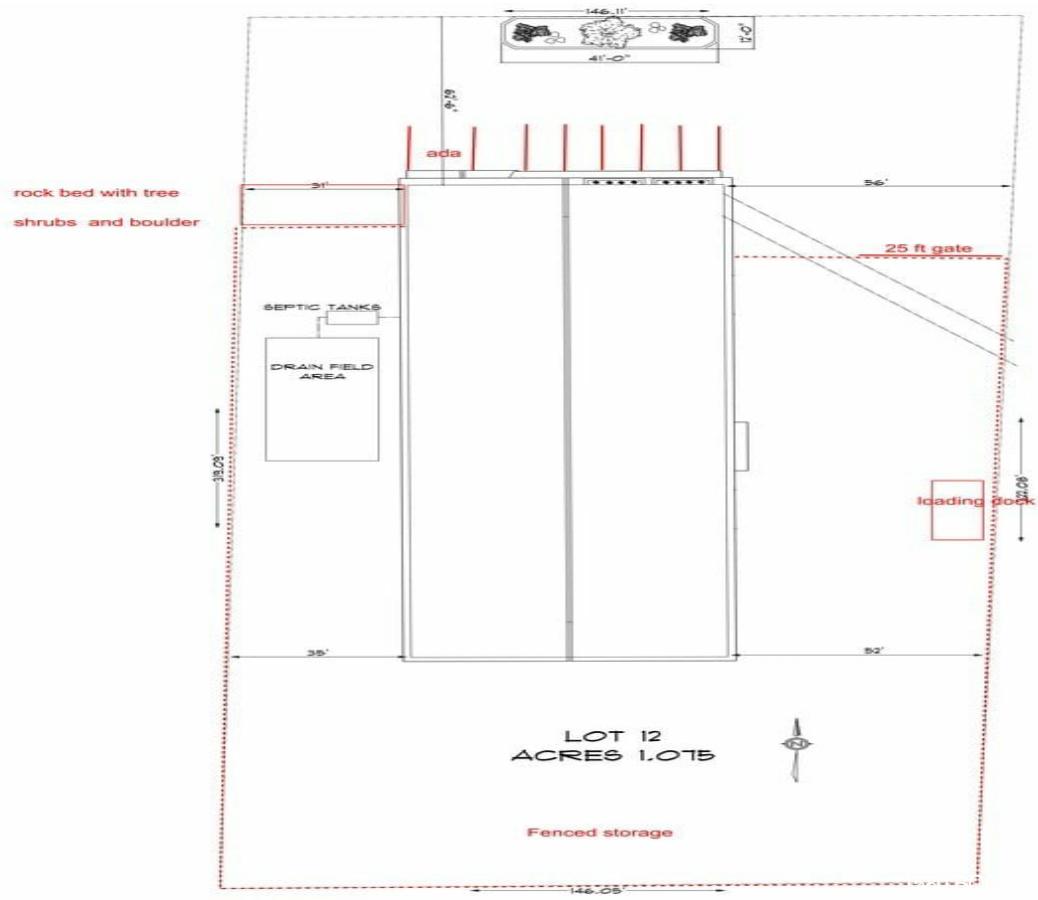


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Property Photos



IMG_8142



Property Photos

