



## **1580 Bobcat dr**

1580 Bobcat dr, Bozeman, MT 59718

### **Ben Nistler**

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# 1580 Bobcat dr

\$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

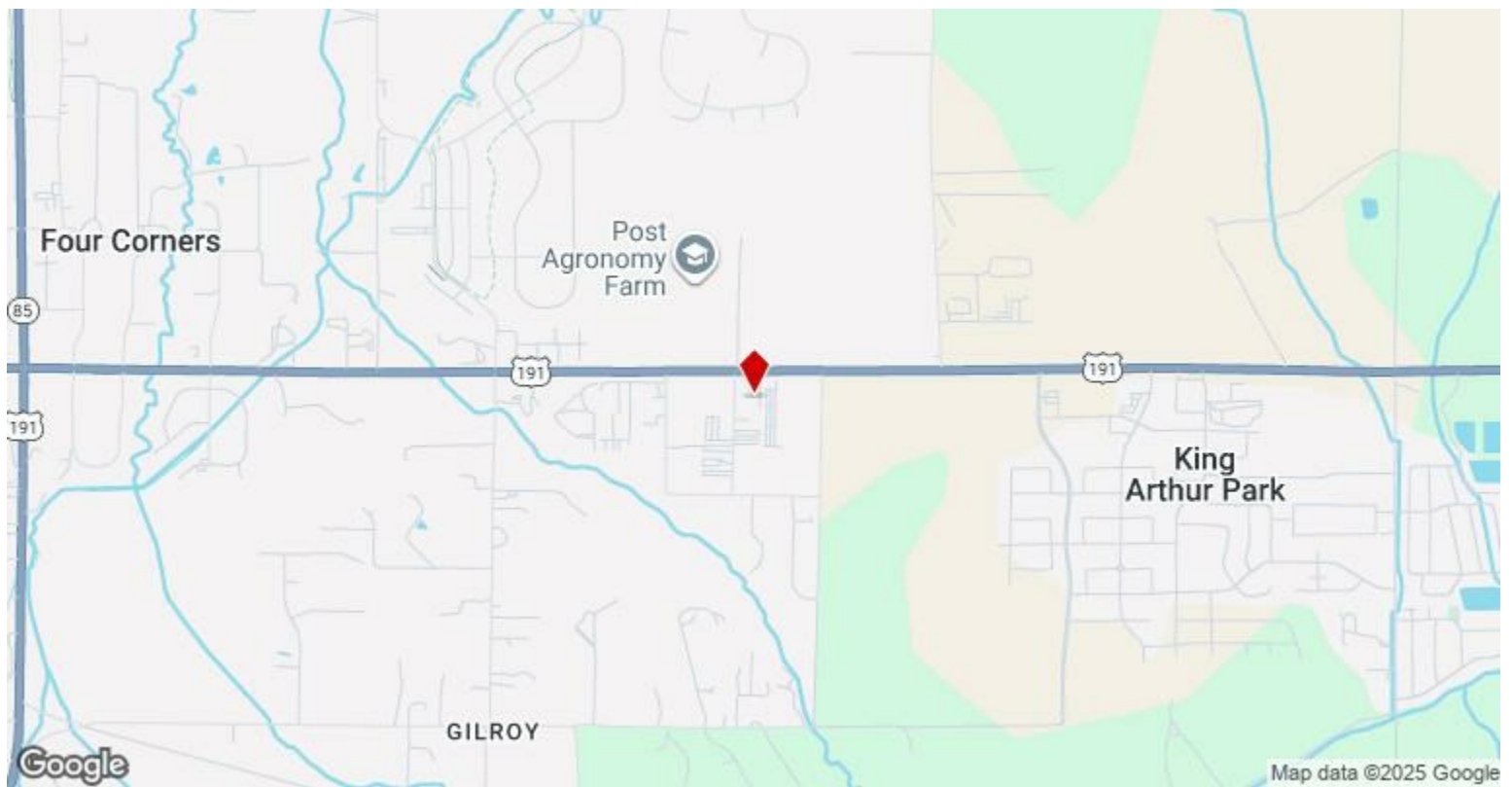


Rental Rate:	\$16.00 /SF/YR
Property Type:	Flex
Building Class:	A
Rentable Building Area:	10,590 SF
Year Built:	2025
Construction Status:	Under Construction
Taxes:	\$0.08 USD/SF/MO
Operating Expenses:	\$0.11 USD/SF/MO
Rental Rate Mo:	\$1.33 /SF/MO

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1st Floor

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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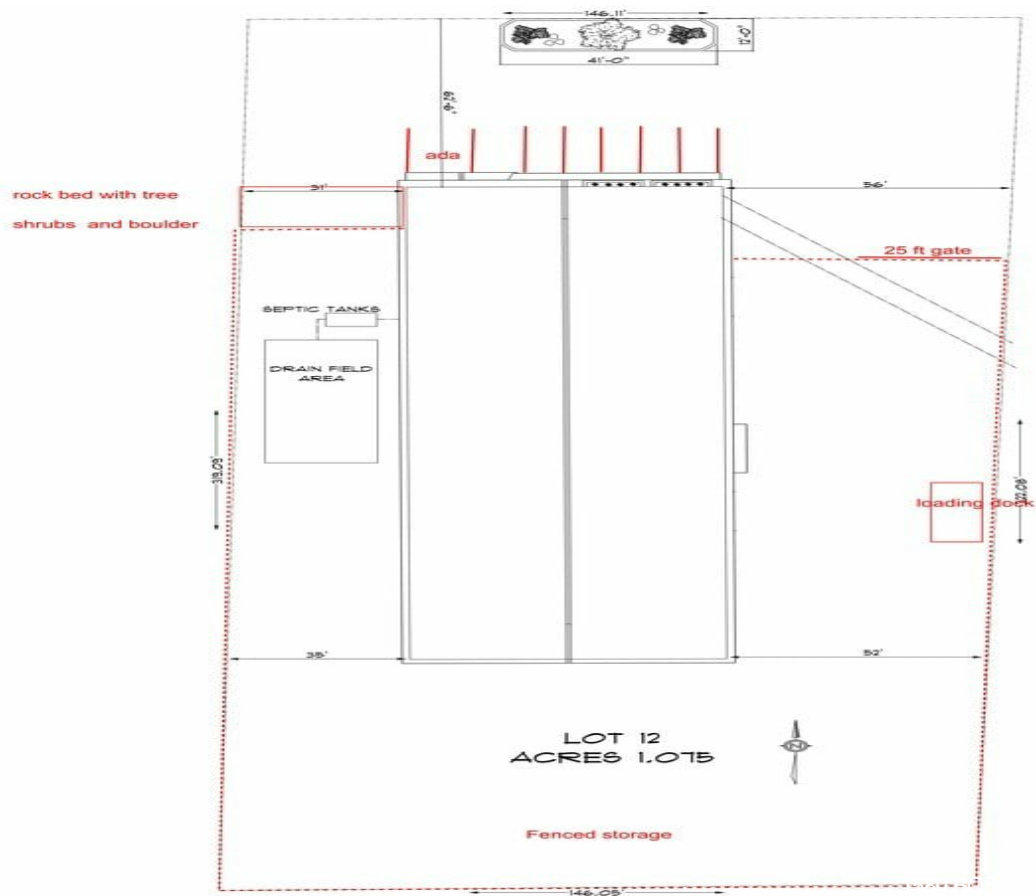


## Property Photos





## A photograph of a modern building with a large overhang and a window, situated next to a paved parking lot. The lot has yellow and blue markings. In the background, there is a field of tall grass, a utility pole, and a range of mountains under a clear blue sky. The image is labeled IMG\_8142 in the bottom right corner.



Property Photos



Google Maps Page 2

