



# 1629 King Avenue West

BILLINGS, MONTANA



FOR SALE



OFFICE /  
WAREHOUSE



252,715  
SQUARE FEET



1629 King Avenue West  
Billings, Montana 59101

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# Property Overview

1629 King Avenue West offers a total of 252,715 square feet with over 20,000 square feet of office space, 160,000 square feet of non-perishable warehouse space and 60,000 square feet of cooler and freezer space with a shop space.

The improvements sit on a fully fenced 24.952 Acres. With over 5.5 acres of solid surfaces (Asphalt and Concrete) and 7+ acres of additional development land.












## OFFERING SUMMARY

Purchase Price:	\$14,300,000
PPSF:	\$56.59
Total Improvements :	252,715
Total Land:	24.592 Acres



**Listing Price:**  
\$14,300,000 (\$56.59 PSF)

## Property Highlights

-  Approximately 7.7 acres of additional dev. land
-  Year Built: 1979
-  Ceiling Clear Height 22-38'
-  Wet and Dry Pipe Sprinkler System
-  Truck Shop with Two (2) pull through bays
-  Expansive site with amazing ingress and egress
-  Excellent Access - 2.4 Miles to Interstate 90
-  12,000 Gallon Active Diesel Tank
-  Adjacent Rail Siding

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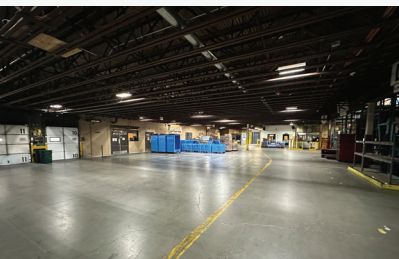
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# Site Information

## 1629 King Avenue West

Legal Address: S07, T01 S, R26 E, C.O.S. 2886, PARCEL 1A, 24.592 AC (97)

Land Use / Zoning: Industrial Use / LI - Light Industrial

### Property Details

PROPERTY	SF*	TYPE	DESCRIPTION
Office/Security	31,745	CMU exterior	Class B Office Space 1st and 2nd Floor
Dry Warehouse Space	156,434	Concrete tilt up	23' Clear, wet pipe sprinkler, 21 Docks
Cooler/Freezer Space	60,000	Insulated sandwich panel	25'-38 Clear, dry pipe sprinkler, 7 Docks
Shop	4,464	Concrete tilt up	Two drive through bays, (5) 14' Overheads.
<b>Total</b>	<b>252,715 SF</b>		

\*Square Footages are approximations, buyer to verify.

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# Billings, Montana

Billings, Montana, is the industrial hub of the state due to its strategic location at the intersection of key highways and railroads, which positions it as a major transportation and logistics center. Its proximity to the Bakken Oil Formation and the presence of oil refineries solidify its role in energy production, refining, and distribution. Additionally, Billings serves a vast trade area covering several states, making it a significant center for retail, agriculture, and manufacturing industries.

The city benefits from robust infrastructure, including rail connections through Burlington Northern Santa Fe and Montana Rail Link, as well as Billings Logan International Airport for cargo and passenger services. This infrastructure supports a wide range of industrial activities, particularly in the energy, agriculture, and manufacturing sectors. Its strategic location also connects it to national and international markets, helping it maintain its status as a regional economic powerhouse.

Billings also offers a business-friendly environment with tax incentives and economic development programs that attract investment. The city has a skilled workforce, supported by educational institutions and workforce development initiatives tailored to industrial needs. Combined with its affordable cost of living and high quality of life, Billings provides a compelling case for businesses looking to expand or invest in industrial operations.

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# Location



The property is conveniently located **2.4 miles** from Exit 446.





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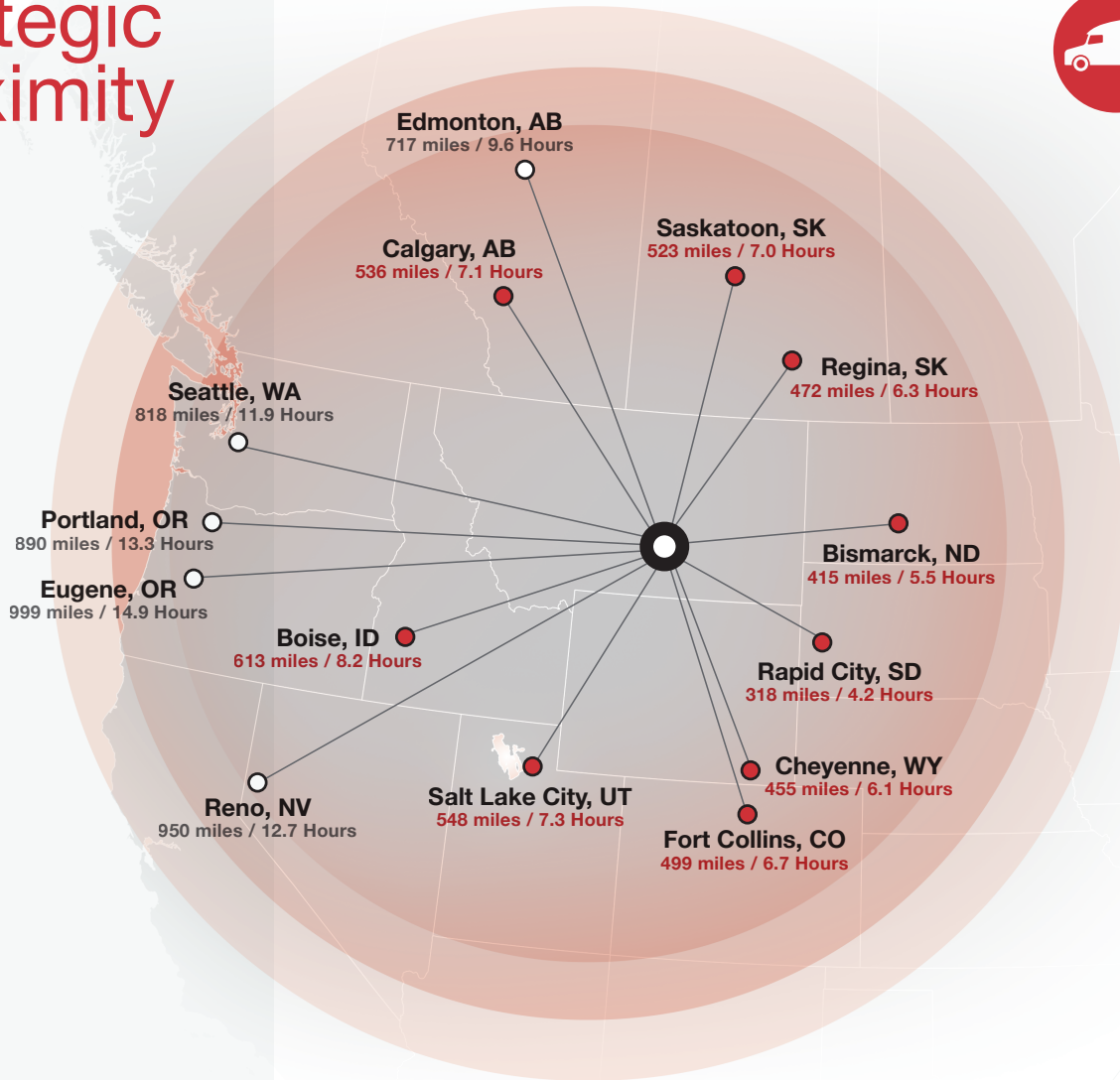
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# Strategic Proximity



## Billings offers **strategic proximity** to major cities in the Pacific Northwest, Midwest and Canada.

Billings is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and Interstate 94 means Montana's major cities including Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Billings Logan International Airport round out the city's access to a multi-modal transportation network.

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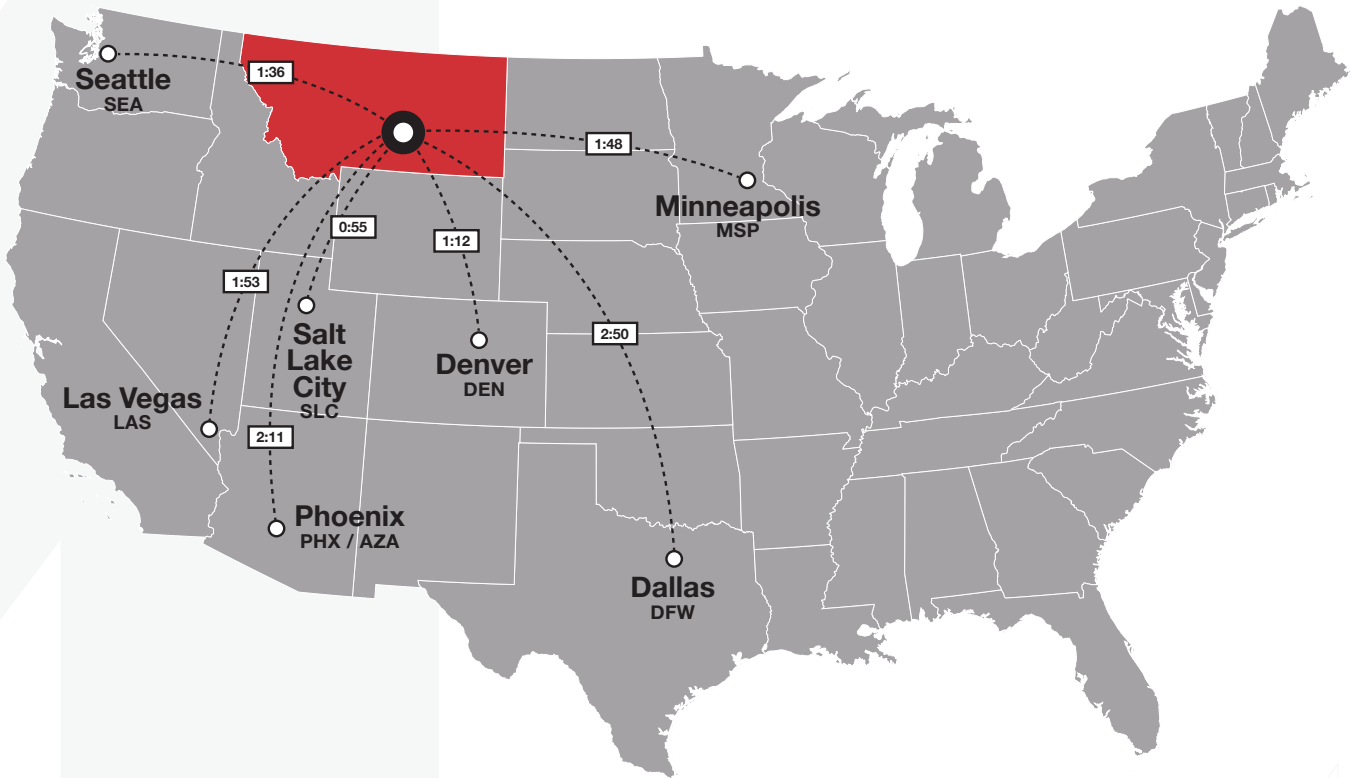


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# Strategic Proximity



Billings Logan International Airport offers **direct flights** to major cities on the West Coast and in the Midwest

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# Property Specifications

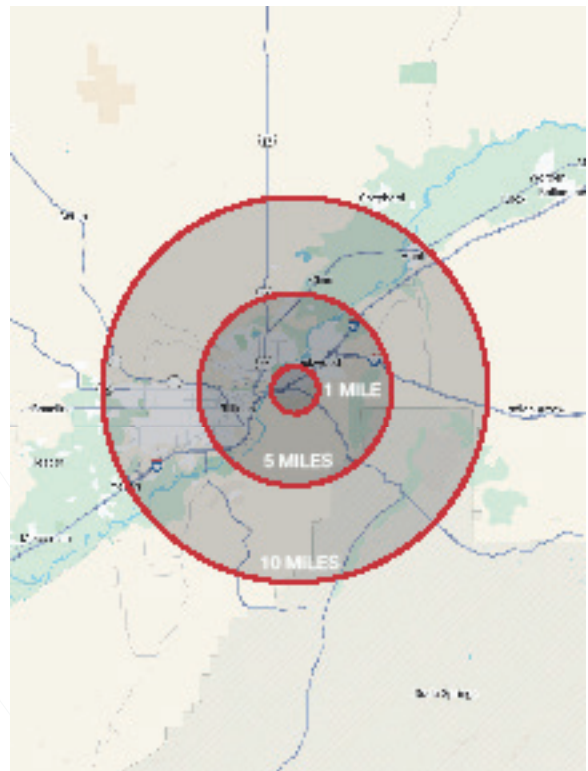


ELEMENT	DESCRIPTION
Address/Location	1629 King Avenue West, Billings, MT
SF	Total: 252,715 SF
Configuration	Cold Storage Warehouse with Yard Space
Clear Height	23-38' Side walls w/12' Staging
Construction	Concrete Tilt up / Insulated Metal Sandwich Panels
Slab	Assumed 4" slab on grade with standard footings
Roof	Mix of TPO, EPDM and Potentially Rolled Asphalt
Overhead Doors	20 Dock Doors servicing the Main Facility 1 Drive in Ramp servicing the Main Facility Seven Dock Doors servicing the Cold Storage
Yard Size	24.592 Acres with excess yard space of approx.7.7 AC
Auto/Tailer Parking	Total: +/- 70 (Auto) 76 (Tailer) spaces
Office/Storefront	Approx 31,745 square feet of office/retail showroom
Dry Warehouse	Approx. 156,434 square feet
Cooler/Freezer	Approx. 60,000 square feet (freon cooling system)
Fire Protection	Wet Pipe and Pressurized Dry Pipe System
Interior Lighting	Mix of LED and Fluorescent
Exterior Lighting	LED
Heating/Gas	Two Large GFA Warehouse units/ Office HVAC
Electric	Building 1:600A service with house panel (Assumed)
Water/Sewer	Water: 8" Fire line/Domestic - with 3 Private Hydrants
Zoning	LI - Light Industrial
UST	12,000 Gallon Diesel Tank (Steel) w/canopy 10,000 Gallon Gasoline Tank (Steel)
Year Built	1979

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,072	65,695	94,331
Average Age	38.0	41.0	41.0
Average Age (Male)	37.0	39.0	40.0
Average Age (Female)	39.0	42.0	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,686	28,829	40,794
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$72,562	\$82,792	\$93,761
Average House Value	\$284,067	\$357,748	\$404,832

\*Demographic data derived from 2020 ACS - US Census



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# **NAI** Business Properties

For more information, please contact:

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