

# FOR LEASE

## 3860 HELBERG DRIVE

A 22,920 Square Foot Shop In Helena, Montana



**Tyler Warne**  
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**Mark Runde**  
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# THE PROPERTY

3860 HELBERG DRIVE

Helena, MT



## PROPERTY DESCRIPTION

3860 Helberg is a 22,920 SF shop on 10 acres. The building was originally constructed in 1997 as a 220' x 100' steel horse arena and later built out in 2007 with wood-framed walls for industrial retail use. The space includes approximately 16,600 square feet of shop area and 6,320 square feet of office space. The shop offers excellent features such as floor drains, a 16' to 28' ceiling, 6 overhead doors, a paint booth, wash bay, compressed air system, and much more. The office area is in great condition, featuring 9' ceilings and a well-designed layout with reception, a conference room, multiple private offices, open workspaces, a locker room, and additional rooms. The exterior has a nicely landscaped lawn, a recently asphalted parking lot, and an approximately 5.5-acre wareyard with an 8' security fence. Located just northeast of the city limits, the property is accessed from York Road and Canyon Ferry Road—only 5 minutes to I-15 and 7 minutes to US-12. This massive building offers massive utility for a wide variety of industrial uses.

## OFFERING SUMMARY

Available Space:	22,920 SF
Lease Rate:	\$12.50/SF
Lease Type:	NNN
Lot Size:	10.01 Acres
Year Built / Effective Age:	1997 / 2007
Yard Size:	5.5 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,702	17,421	30,507
Total Population	6,875	40,706	72,229
Average HH Income	\$94,258	\$92,074	\$100,565

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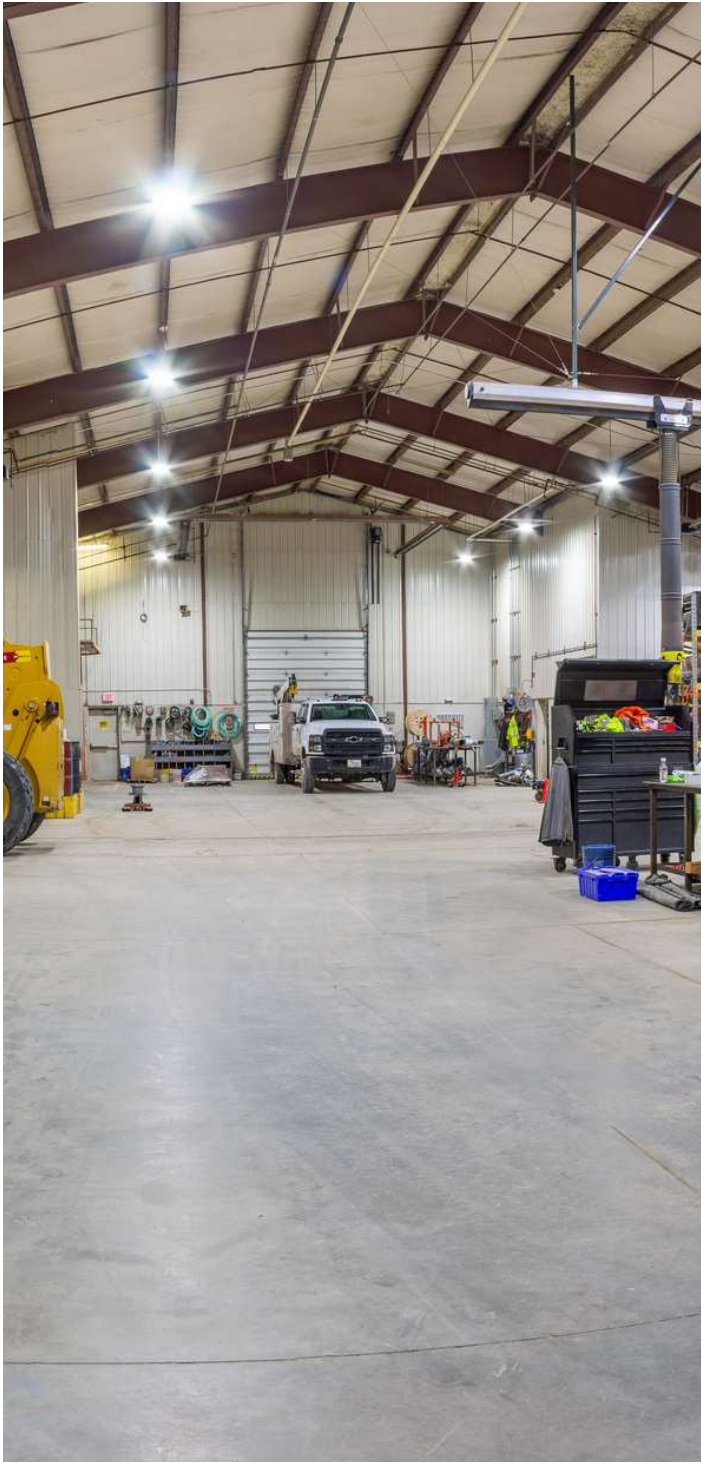
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# THE PROPERTY

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Helena, MT



## SHOP DESCRIPTION

It is currently undetermined which fixtures and equipment the vacating tenant will leave in place.

- Red iron steel construction with clear-span gable roof design, featuring 16' sidewalls rising to a 28' peak.
- Floor drain spanning the width of the shop. There is also a wash bay with a floor drain and sump pump system.
- Copper hard-piped compressed air system with quick-connect drops throughout the shop.
- Gas-fired infrared radiant tube heating. Energy efficient, very comfortable, quiet, and low maintenance.
- Oil draining vacuum system.
- Bright LED lights.
- Finish Pro 3000 spray booth with Monarch PCI-35 ABC dry chemical suppression system.
- Spray tech mixing room.
- 2-ton jib crane.

## UTILITIES DESCRIPTION

The property is serviced with gas and electricity from NorthWestern Energy. The building has 480Y/277V 3-phase service, also with an internal transformer stepping down to 208Y/120V 3-phase power for office and equipment use. Being outside city limits, the property has a well and septic system.

## EXTERIOR DESCRIPTION

- Asphalt parking lot with 24 spaces.
- Lawn with sprinkler system.
- Fencing around the perimeter, including a front access gate.
- Metal siding and roof.
- The site is completely level with good access and low traffic on a side street, Helberg Drive. This location gives great exposure to a secondary highway of approximately 5,361 VPD in 2023 and 6,800 VPD in 2022.
- The area has minimal neighbors and is mostly surrounded by ag uses.

## OFFICE DESCRIPTION

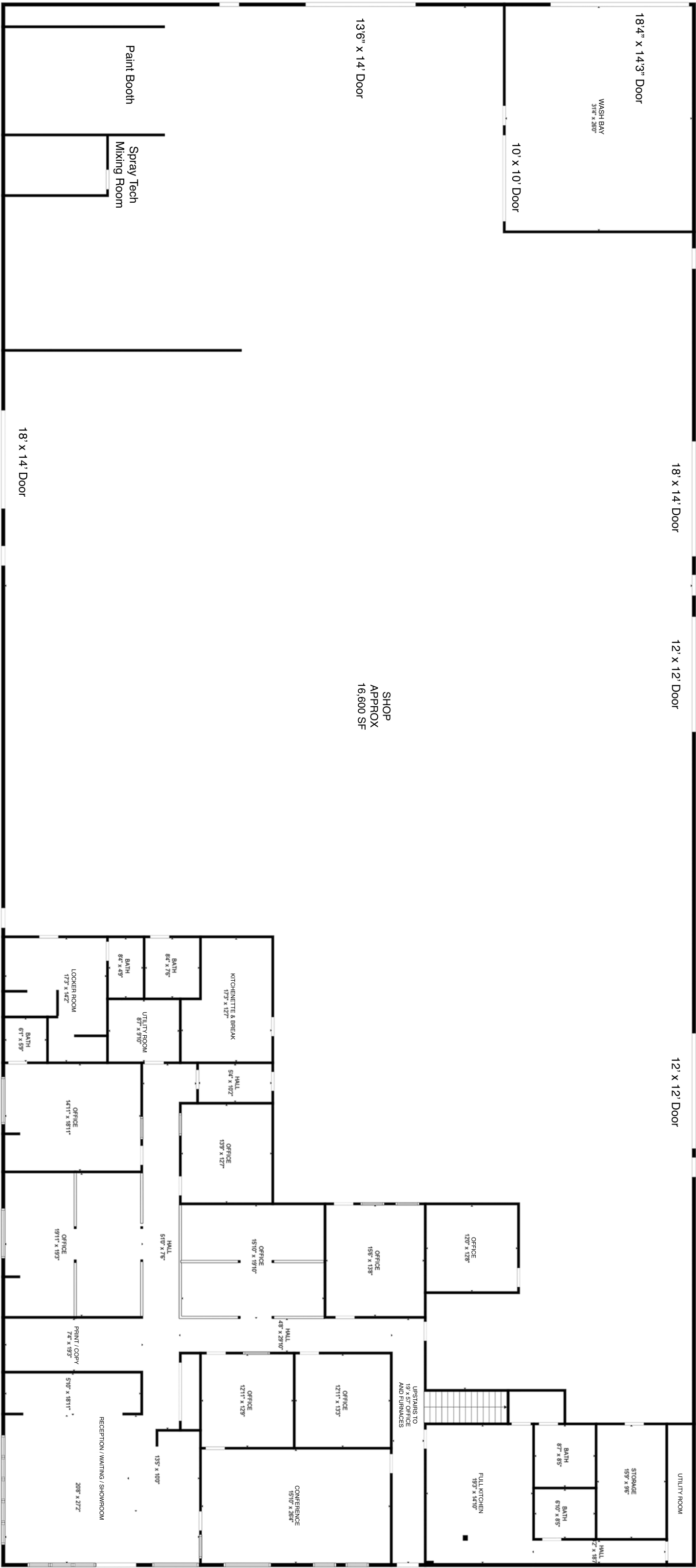
Two reception desks with additional room for waiting or showroom. Conference room with mountain views. Multiple private offices. Built in workstations for a dozen employees. Two kitchens. Full locker room. Several bathrooms. Print area.

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# SITE

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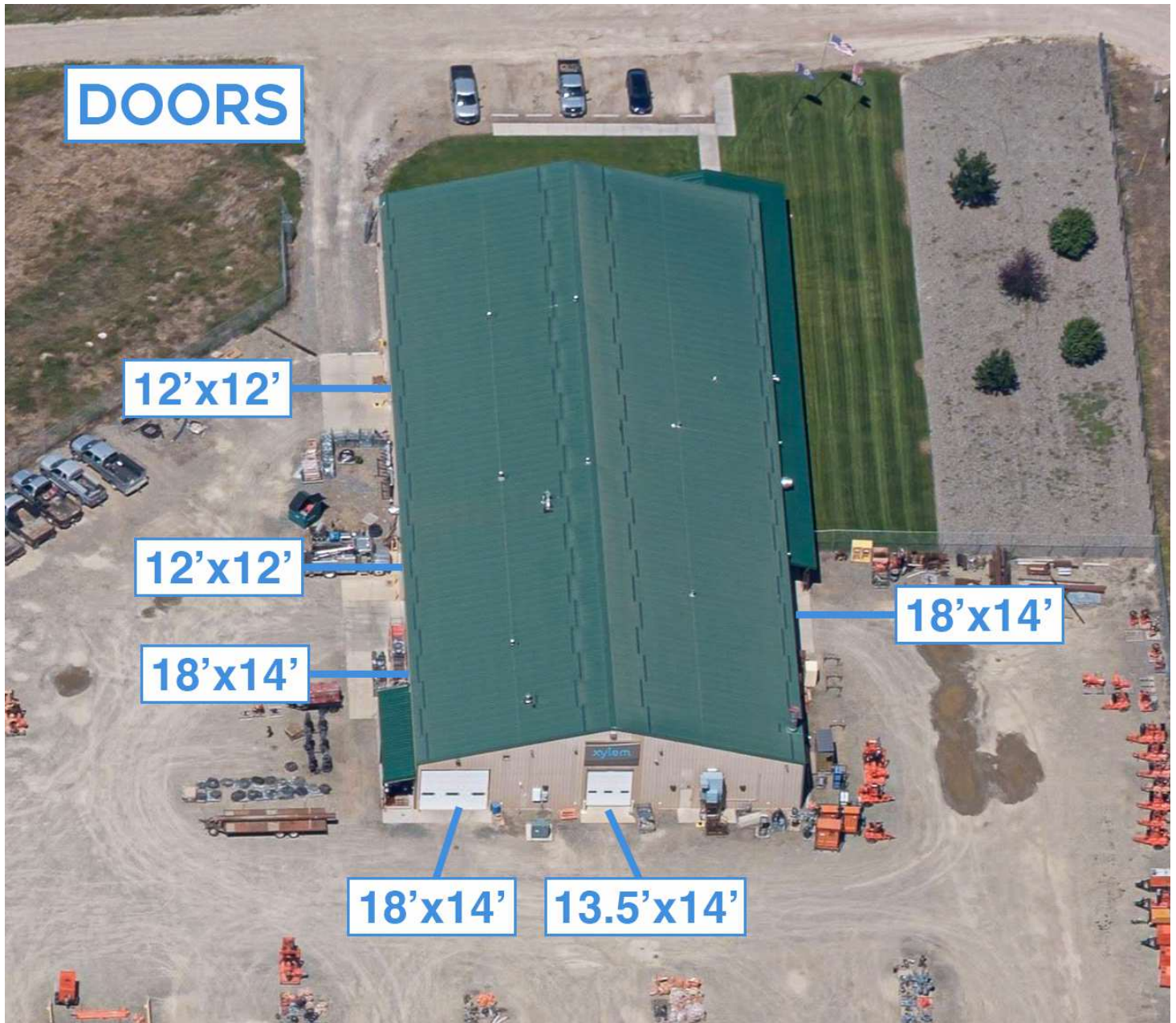
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# DOOR SIZES

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# PHOTOS

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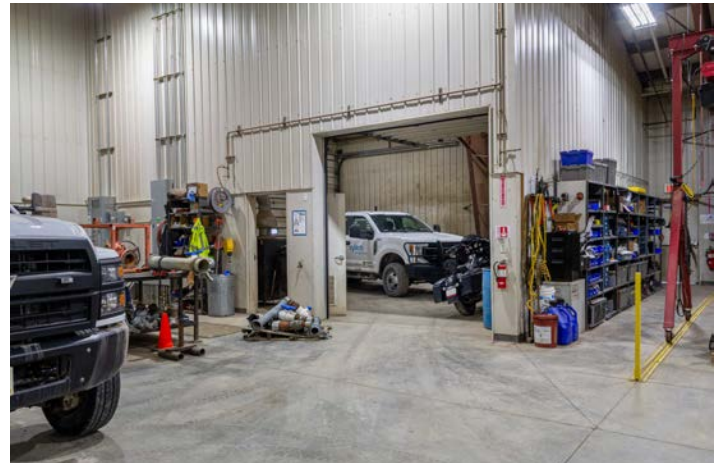
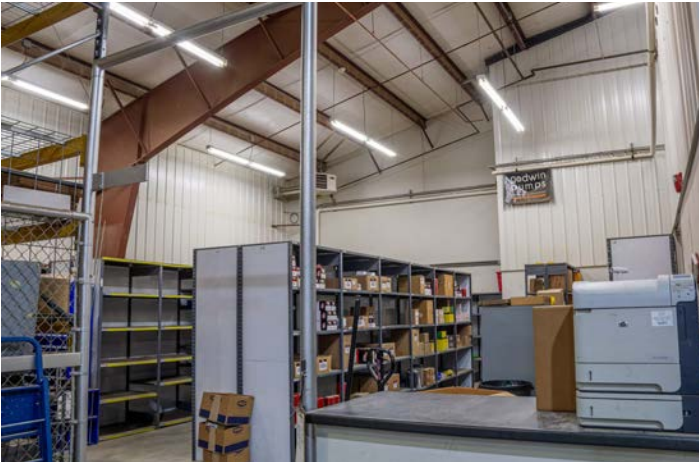
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# LOCATION

**3860 HELBERG DRIVE**

Helena, MT



## US-12 EAST & WEST

CITY	DRIVE TIME	POPULATION
Townsend, MT	30m	1,900
Bozeman, MT	1hr 29m	59,000
Missoula, MT	1hr 56m	75,000
Kalispell, MT	3hr 31m	26,000
Billings, MT	3hr 33m	120,000
Spokane, WA	4hr 57m	230,000

## I-15 NORTH & SOUTH

CITY	DRIVE TIME	POPULATION
Butte, MT	1hr 6m	35,000
Great Falls, MT	1hr 20m	60,000
Idaho Falls, MT	4hr 0m	67,000
Pocatello, ID	4hr 43m	57,000
Calgary, AB	6hr 15m	1,336,000
Salt Lake City, UT	6hr 56m	200,000
Boise, ID	7hr 33m	240,000

## HELENA DIRECT FLIGHTS

CITY	FLIGHT TIME
Salt Lake City	1hr 26m
Seattle	1hr 48m
Denver	2hr 6m

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# ABOUT HELENA

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Helena, MT

Nestled in the heart of the Rocky Mountains, Helena offers a unique blend of economic stability, historic charm, and cultural vibrancy. As the state capital, Helena benefits from a strong and diverse economy, a high quality of life, and unparalleled access to outdoor recreation. As the political and administrative hub of Montana, Helena's economy is anchored by state government, which employs approximately 6,800 people across various sectors, including law enforcement, healthcare, and education. This presence provides a steady foundation that helps insulate the city from economic fluctuations.

Beyond government, healthcare and education play significant roles in the local economy. St. Peter's Health, a regional medical center, employs 1,400 people, while Carroll College, a nationally recognized liberal arts institution, contributes to the city's workforce and intellectual environment. Retail and service industries also remain strong, with many national retailers alongside a growing number of locally owned businesses that add to Helena's unique character. The city's unemployment rate remains low at approximately 2.4% (as of December 2023), well below the national average of 3.7%, reflecting steady job growth and economic resilience.

Helena's rich history dates back to the gold rush of the 1860s, when it was one of the wealthiest cities per capita in the U.S. This legacy is still visible today in its well-preserved historic architecture, from the grand Montana State Capitol to the Cathedral of St. Helena and the charming Last Chance Gulch district, which now serves as the city's walkable downtown filled with boutique shops, restaurants, and art galleries. In addition to its historical appeal, Helena boasts a thriving arts and cultural scene. The Holter Museum of Art and Myrna Loy Center for Performing Arts provide year-round exhibitions, performances, and community events. Several annual arts festivals, along with a growing creative economy, add to Helena's distinctive sense of place.

Surrounded by millions of acres of public land, national forests, lakes, and rivers, Helena is a haven for outdoor enthusiasts. With over 80 miles of trails accessible directly from downtown, the city is designated as a Silver-Level Ride Center by the International Mountain Biking Association, drawing cyclists from across the region. Hiking, skiing, fishing, and boating are all within minutes of town, reinforcing Helena's reputation as an ideal place for those who value access to nature. With a cost of living below the national average and a high school graduation rate of 93.5%, Helena is a welcoming and well-rounded community. The city's blend of small-town charm and state capital significance makes it an appealing place to put down roots, start a business, or explore new opportunities.



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## TYLER WARNE

Owner

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MT #RRE-BRO-LIC-98724

## PROFESSIONAL BACKGROUND

Tyler Warne, a Billings native, has always been deeply connected to the great outdoors, growing up amidst the natural beauty of Montana. From an early age, he developed a passion for activities such as biking, hiking, skiing, hunting, rafting, and fishing, often prioritizing these pursuits over academics. His adventurous spirit led him to work as a raft guide during the summer months and to operate a ski shop in the winter, fueling his outdoor lifestyle.

Recognizing the need for a more structured path, Tyler pursued a Bachelor's degree, further broadening his entrepreneurial experience by launching another successful business. His professional journey reflects his dedication to working in fields he is passionate about, translating his love for the outdoors into a fulfilling career.

Today, Tyler balances his professional endeavors with his commitment to his family, cherishing the time spent with his children while they still consider him "cool." He remains a driven and hardworking individual, continually investing in both his career and his role as a dedicated father.

Tyler: "I think that my diverse background gives me the ability meet people where they are, help them clarify their goals and make them money. I take this really seriously and work my tail off to get deals done. I am creative and show people how to make money in these fields. and friends and work tirelessly to find them a solution that meets their need. Sometimes that need is cashflow, sometimes that need is tax related and sometimes that need is to not deal with the complexities of the Helena Commercial Real Estate market. It is my goal to meet you where you are, to assist in the burden of moving real estate and produce results. If that is a seasoned investor or your first small deal that you are interested in, I can help you figure it out and get you to the finish line!"

## EDUCATION

Bachelors of Business from MSU Billings

SRA designation from the Appraisal Institute - has recently let it lapse

Education for the completion of my Certified General Appraiser License

### Green & Green

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## MARK RUNDE

Commercial Advisor

mark@cbcmt.com

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### PROFESSIONAL BACKGROUND

Mark is described by many as industrious, and self described as a man of moxie. As an agent, he's endowed with a composed nature, and an insatiable devotion to the needs of his clients. He developed an interest for investing and entrepreneurship at a young age. Mark first started a business making drone videos for real estate agents. He learned the basics of real estate marketing, which has been crucial in advertising his listings for sale and lease. While working alongside top performing real estate agents in a number of markets, he also discovered the secret skills of being a great agent - communication, transparency, and good old hard work.

Later in college, while pursuing an accounting degree, he started a retail store selling mattresses. Running this business taught Mark how a proper lease space can make or break a business, and what a tenant should consider in their lease search. After graduation, he dove headfirst into commercial real estate and hasn't looked back. While he avoided the accounting career path, Mark's educational background is still useful for making his clients feel at ease when he analyzes investment properties and businesses for sale. In addition, he recently embarked on the educational journey to obtain a CCIM designation - a highly regarded display of commercial expertise. He strives for superlative service - give Mark a call today.

Mark was raised on a dairy, beef, and grain farm in Wisconsin. In his time off he's often intentionally and sometimes unintentionally lost in the Montana wilderness behind the handlebars of his Triumph, or in his hiking boots. He also plays electric guitar in a two-piece band with a fellow Coldwell Banker broker.

### EDUCATION

Bachelor of Accounting

### MEMBERSHIPS

City Zoning Commission - Active

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# THANK YOU

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PLEASE CONTACT US WITH ANY QUESTIONS

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