

79,375 SF INDUSTRIAL FLEX ON 5.96 AC

POSSIBILITY TO PURCHASE

275 MANHATTAN SOUTH ROAD MANHATTAN, MT 59741

FOR SUBLEASE



LEASE RATE \$13.00 SF/YR

PROPERTY HIGHLIGHTS

- FOR SUBLEASE - Through June 30, 2027
- Possibility to Purchase
- 79,375 +/- SF Industrial Flex on 5.96 +/- AC
- Office Space Includes: Secure Entry with Glass-Walled Reception Area | (3) Sets of Men/Women Restrooms - 1 Shower | (2) Conference Rooms | (1) Break Room with Kitchenette & Lockers | (8) Private Offices | 92' x 38' of Open Office Space | Air Conditioning in Offices, Common Areas, and Break Room
- Warehouse Includes: Maintenance Area with Fully Finished 20,000 +/- SF Mezzanine and (1) 12' x 12' OH Door | Ceiling Heights 26' (Edge) & 29' (Center) | Shipping Area with (1) 12' x 12' Ground Level Door and (4) 8' x 9' Dock Doors | 5-Ton Crane | Air Compressor | 3-Phase Electrical (Up to 480 Power) | Ability to Add Additional 20,000 +/- SF to West Side
- Spacious Parking on (3) Sides of Building
- Semitractor Access to South

PROPERTY HIGHLIGHTS

- Built in 2012
- Zoned: M-1
- Parcel ID: REE65167
- Prior Home of the Blackhawk Manufacturing Facility, Winner of the Montana Manufacturer of the Year Award (2017)
- High-Visibility Location with Direct I-90 Frontage - Just 10 Miles West of Belgrade/Bozeman

Paul Lencioni

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AERIAL



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EXTERIOR PHOTOS



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OFFICE PHOTOS



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WAREHOUSE PHOTOS



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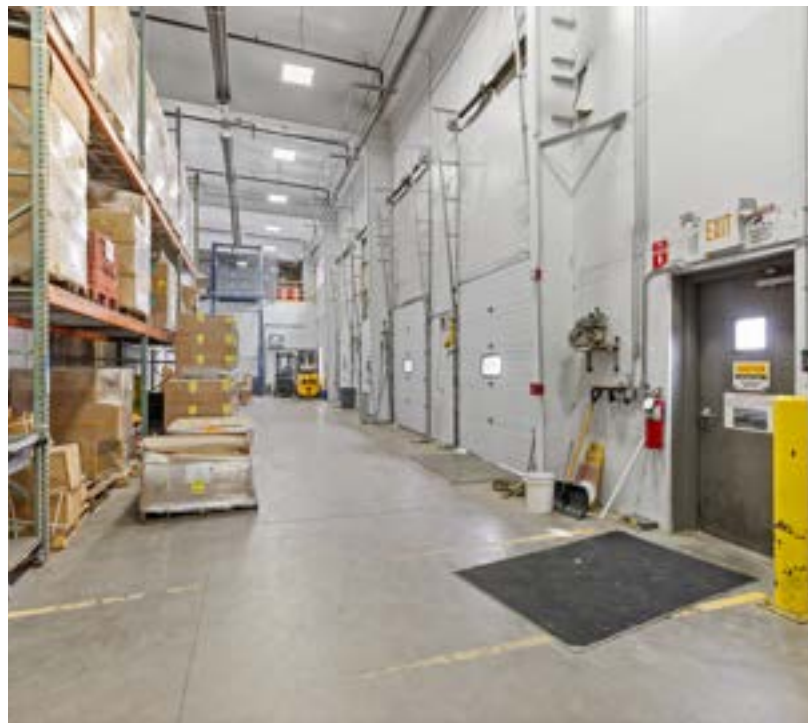
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WAREHOUSE PHOTOS



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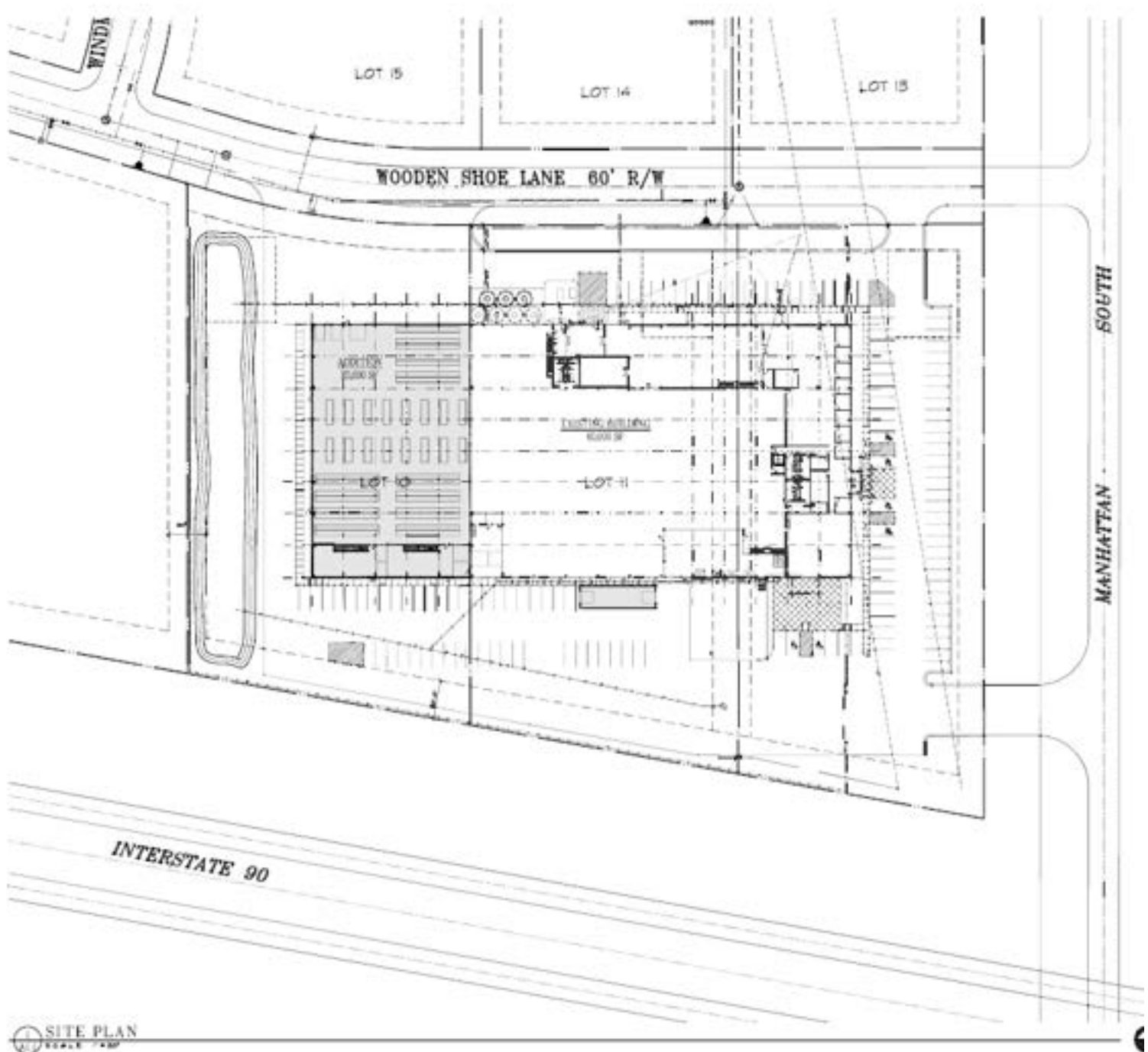
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SITE PLAN



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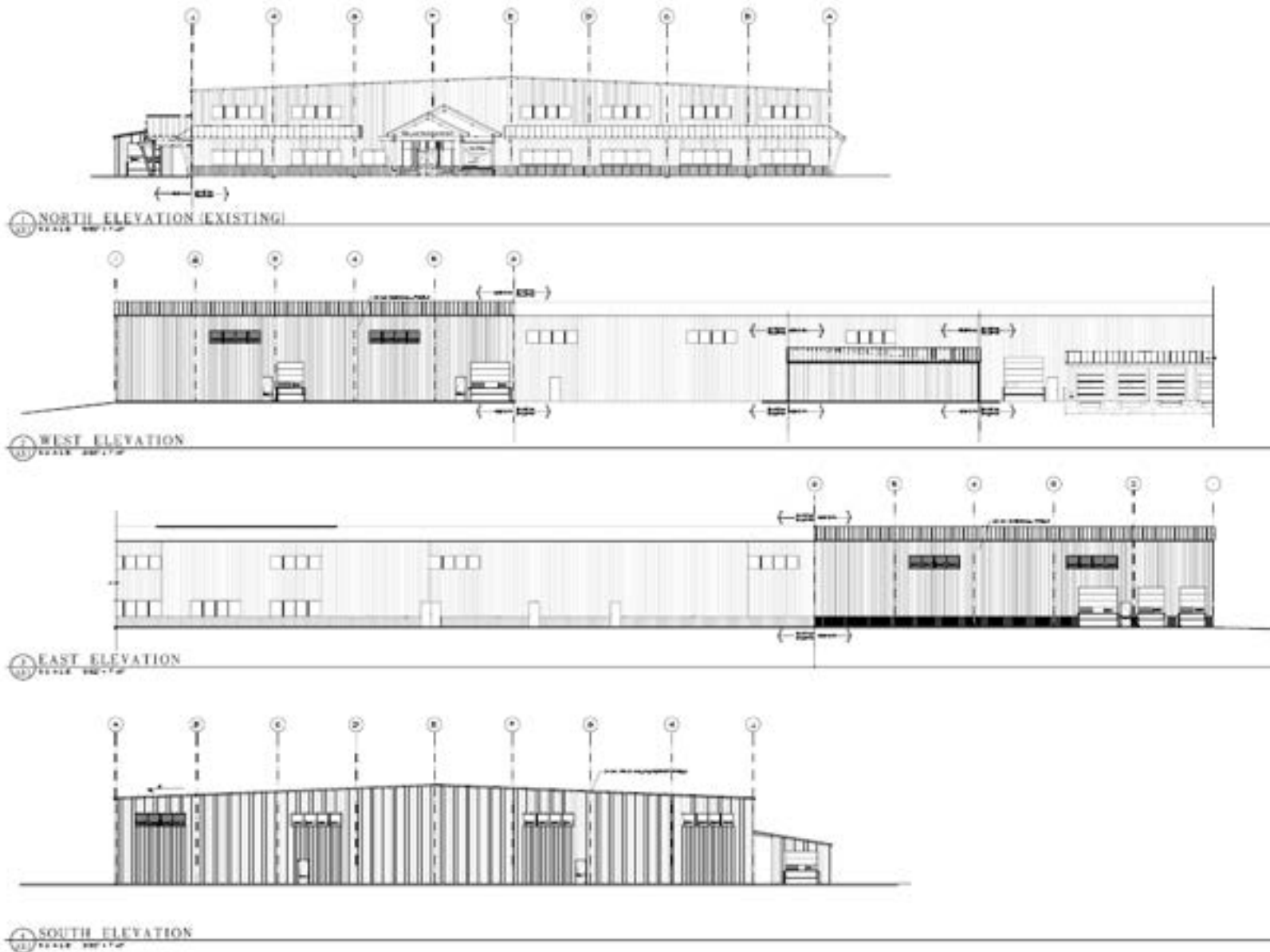
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ELEVATIONS



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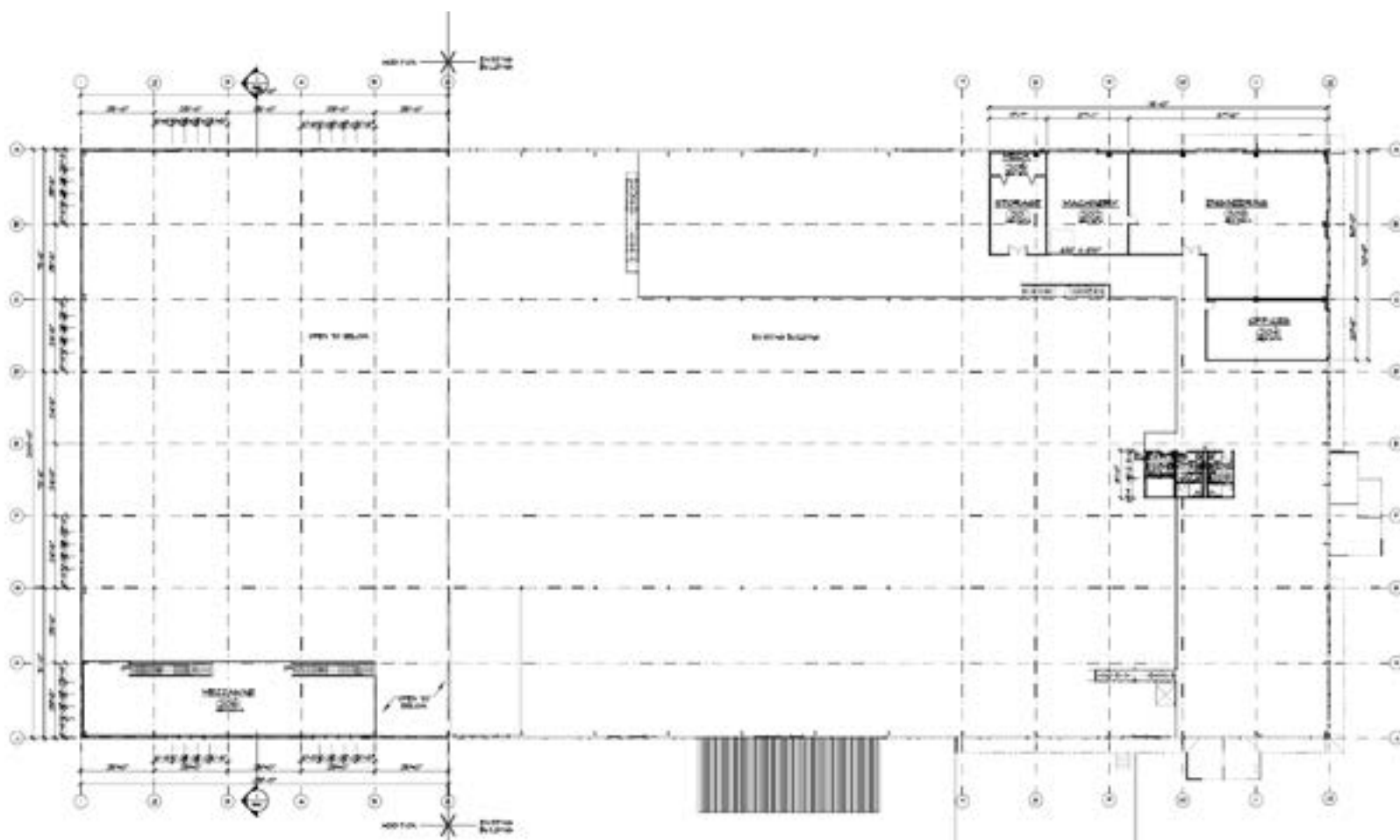
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MEZZANINE FLOOR PLAN



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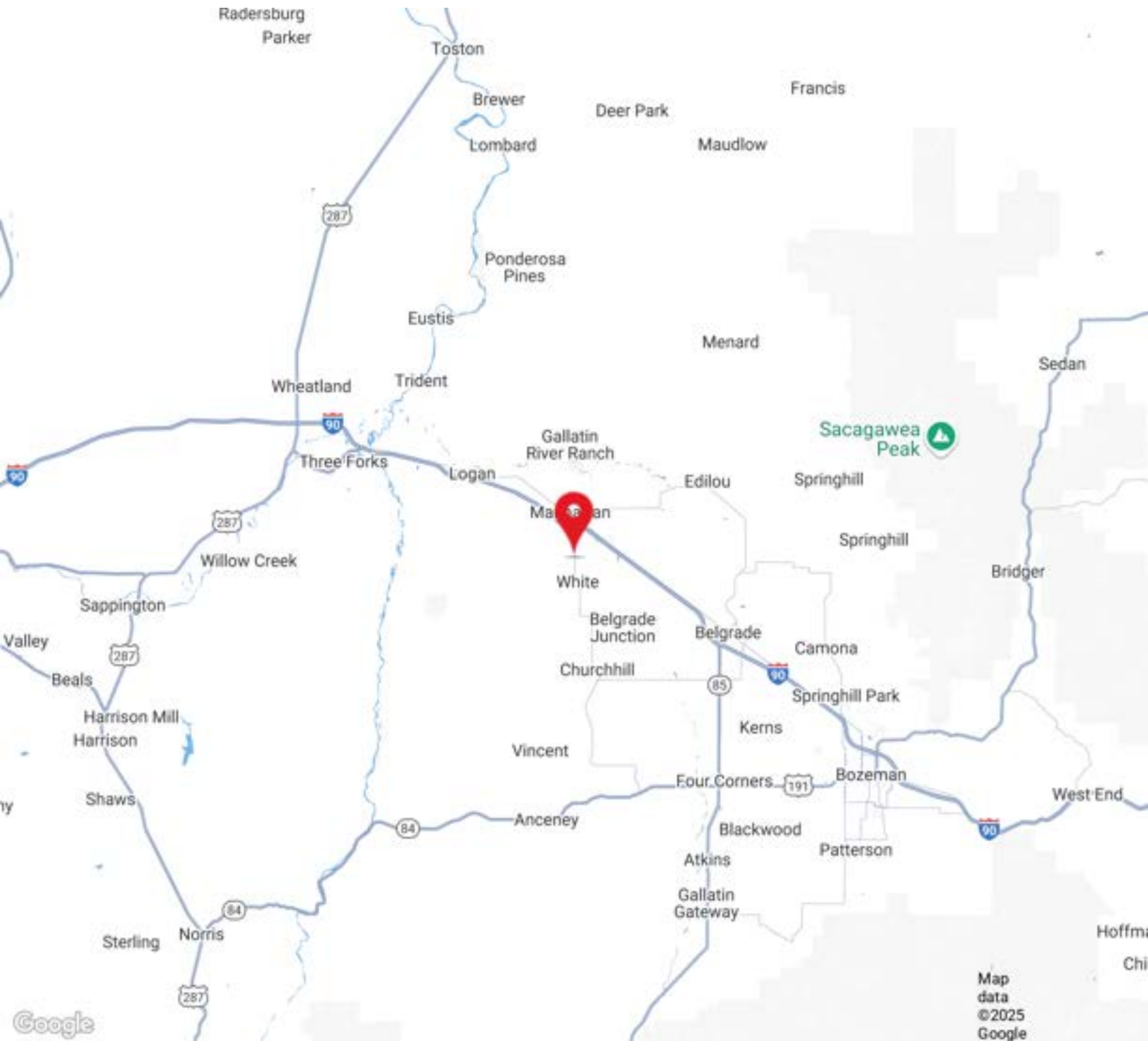
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LOCATION MAP



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