

**ENDSTATE**  
COMMERCIAL PARTNERS

## Industrial Warehouse with Living Quarters

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Bozeman, Montana

±13,000 SF

±2.4 Acres

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# PROPERTY OVERVIEW

## Address:

7795 Thorpe Rd, Bozeman, MT

## List Price

\$3,499,000

## Property Type:

Industrial

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Positioned between Belgrade and Four Corners with convenient access to Interstate 90, this ±13,000 SF un-zoned industrial facility offers flexible operational potential with no covenants, and features a nicely finished on-site apartment.

The warehouse is fully built out and currently operating as a cannabis cultivation facility, allowing a user to begin operations with minimal additional improvements. The building features four 14-foot overhead roll-up doors, ample power capacity, and a functional layout designed to support production efficiency.

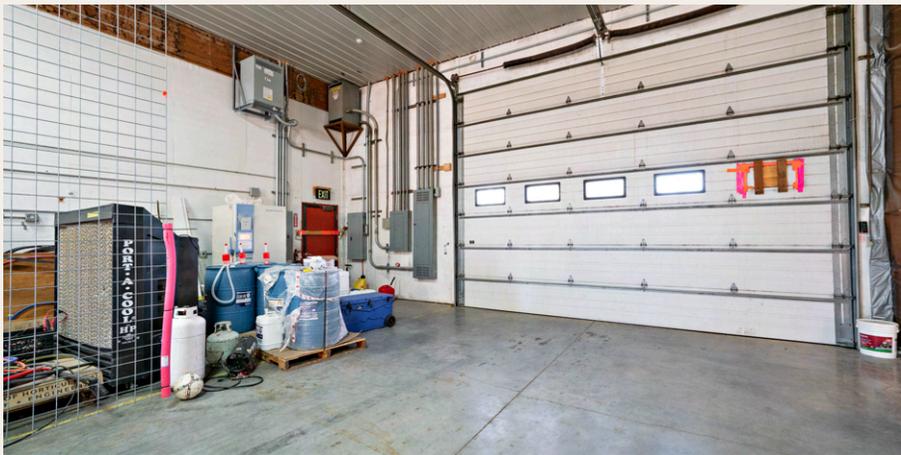
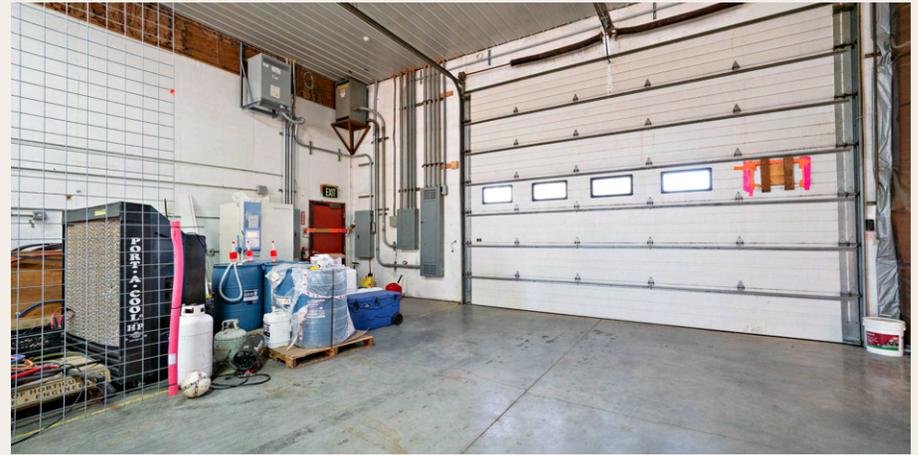
This property also includes a well-appointed living quarters complete with a private bedroom, full kitchen, full bathroom, and private balcony ideal for an on-site manager or owner-user seeking a live/work configuration.

While currently configured for cannabis cultivation, the property is equally well-suited for light manufacturing, specialty production, flex industrial use, or other owner-user applications seeking adaptable industrial space in a highly accessible Gallatin Valley corridor.

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*Photos - Industrial Space*



# Photos - Apartment

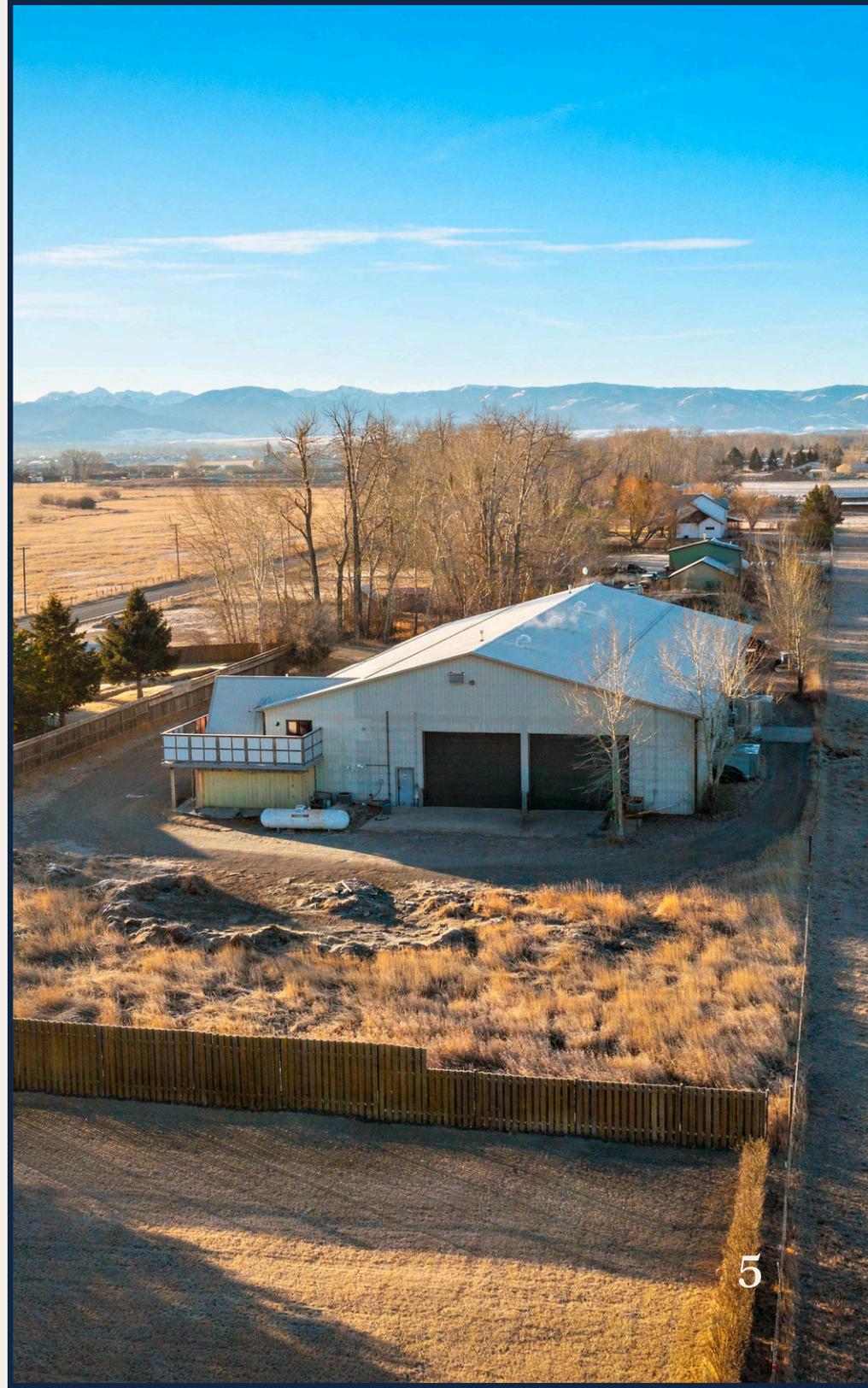


# INTERACTIVE LINKS

[Street View](#)



If the video or virtual tour does not load, your PDF viewer may require an update. You can also access the media directly by using the links provided to the left to open them in your browser.



# PROPERTY DETAILS

7795 Thorpe Rd Bozeman, MT 59718

Property Type	Industrial
Total Square Feet	±13,000 SF
Total Acreage	±2.4 Acres
Services	Private well and Septic; 1,200 Amp Three-Phase Power
Access	Jackrabbit Ln to W Cameron Bridge Rd, to Thorpe Rd
Zoning	Unzoned
Geocode	06-0903-22-1-01-11-0000
Property Taxes	\$8,872 (2025)
Parking	Ample Gravel Parking
Year Built   Renovated (Apartment)	2007   2020



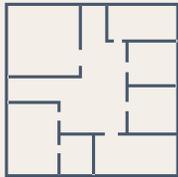
## Location

- ±2.8 miles, ±6 mins from I-90 Interchange
- ±15.6 miles, ±21 mins from downtown Bozeman



## Power

- Ample Power Capacity - Three-phase
- Two (2) new step down transformers (2020 & 2023)



## Layout

- ±11,000 SF of warehouse/shop
- ±1,000 SF Apartment (renovated in 2020)
- ±1,000 SF staff breakroom/kitchen



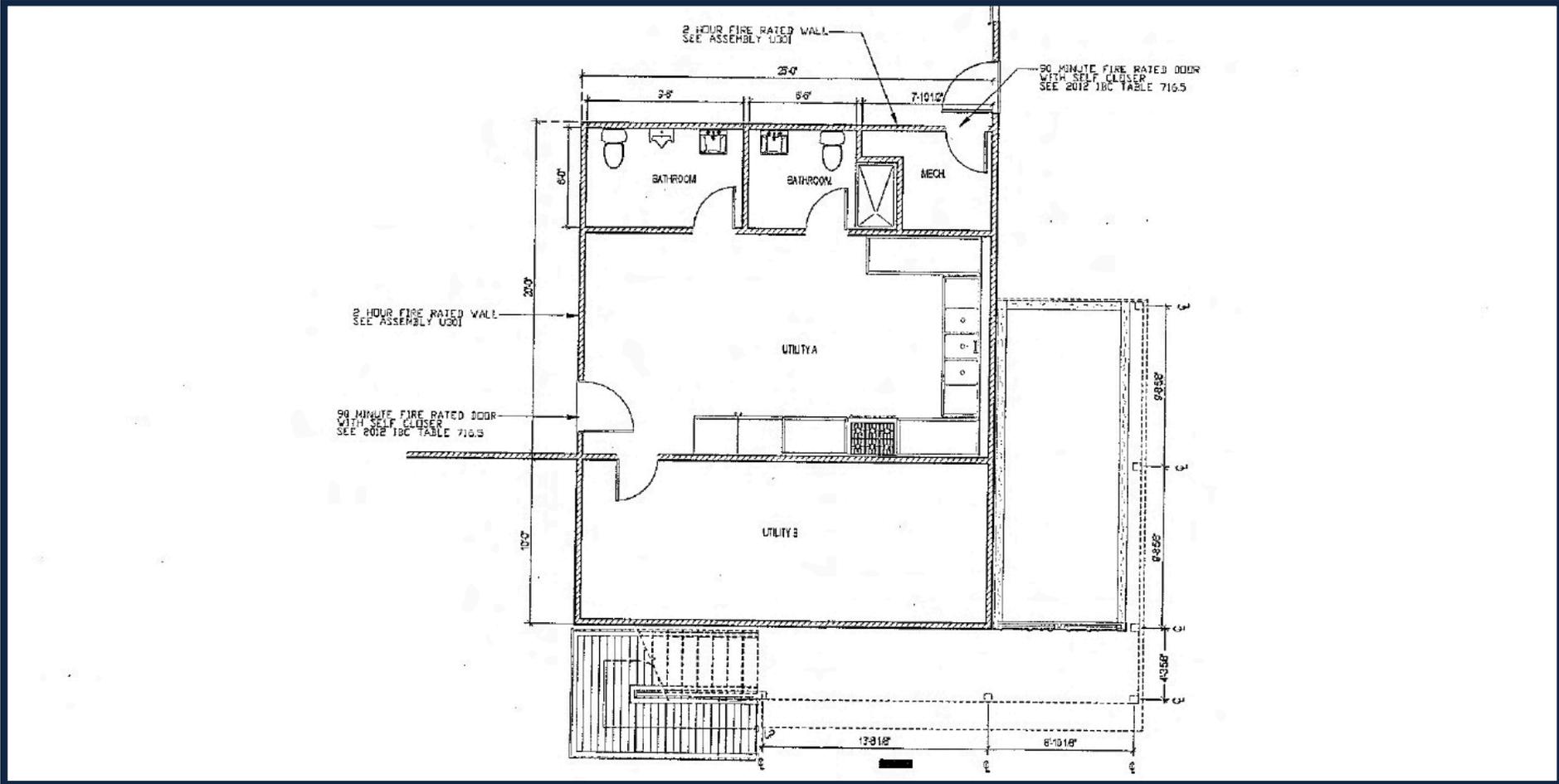
## Zoning

- Un-zoned with no covenants
- Flexible for a wide range of operational, manufacturing, storage, or production uses

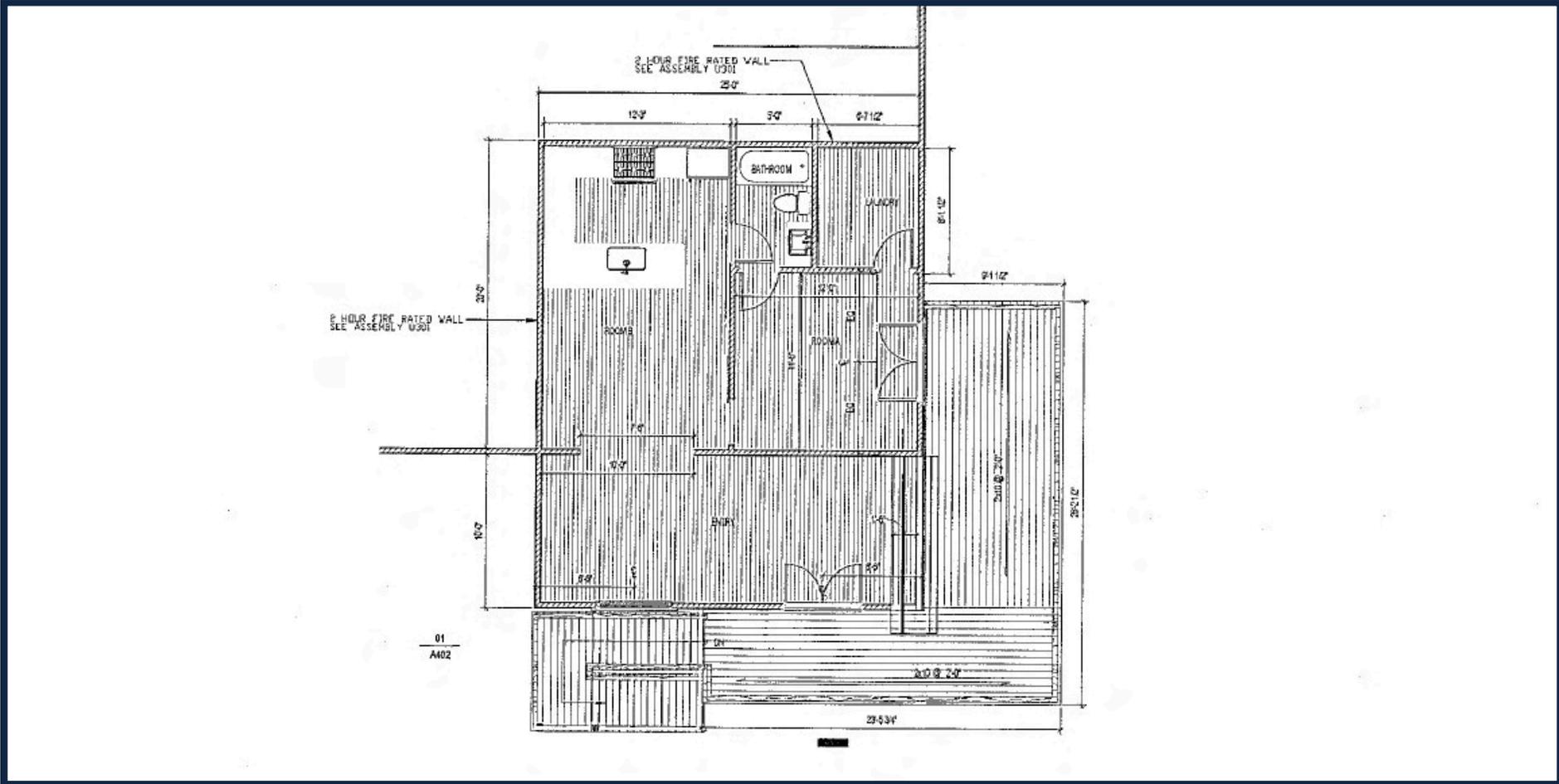


## Live/Work

- Second-level residential unit featuring private bedroom, full kitchen, bathroom, washer/dryer hookups and balcony



First Floor - Break Room/Kitchen



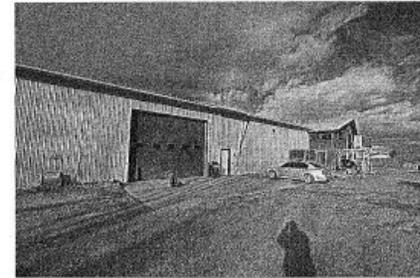
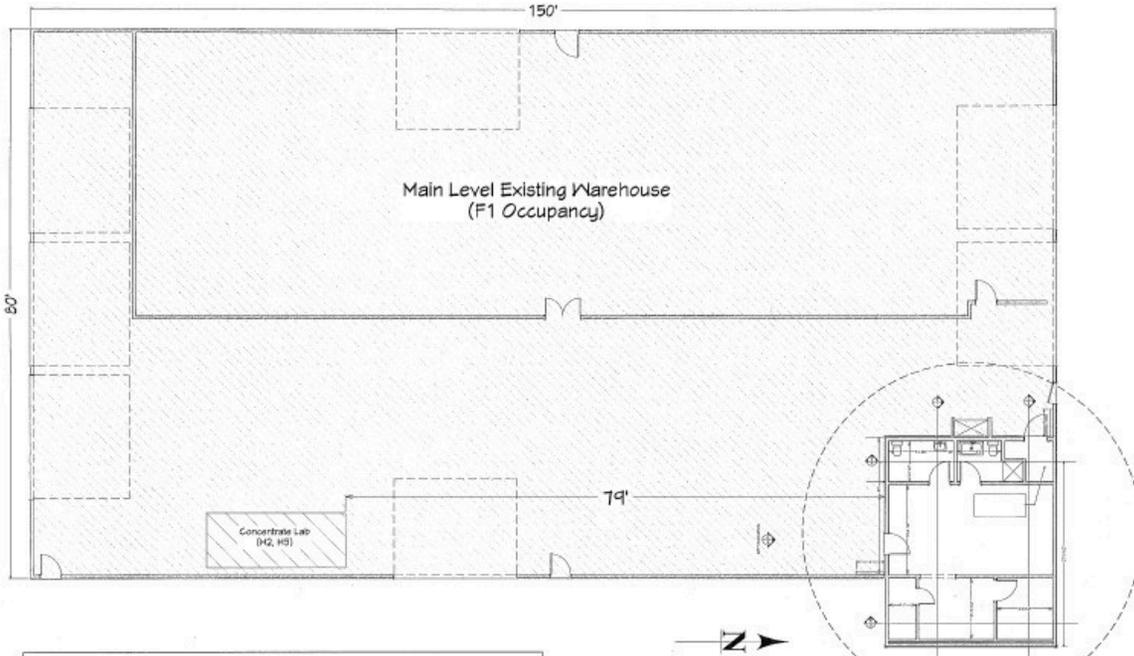
Second Floor Apartment

# Fire Protection Plan

Fire Protection Plan  
7745 Thorpe Road

PAGE TITLE:  
Project Overview

DRAWN BY:  
DATE:  
12/8/2019  
SCALE:  
SHEET #:  
1



Existing



Existing



Scale 3/32" = 1'

**Scope of work**

This is 150 by 80 ft. grow warehouse (F-1 occupancy) with a 20 by 24 R3 / B carved out of the North east corner of the building. There is also an 8 by 20 ft. concentrate lab (H2H9) located 79 ft. from the location of the R3/B with in the F-1 warehouse. The concentrate lab is housed within a metal shipping container.

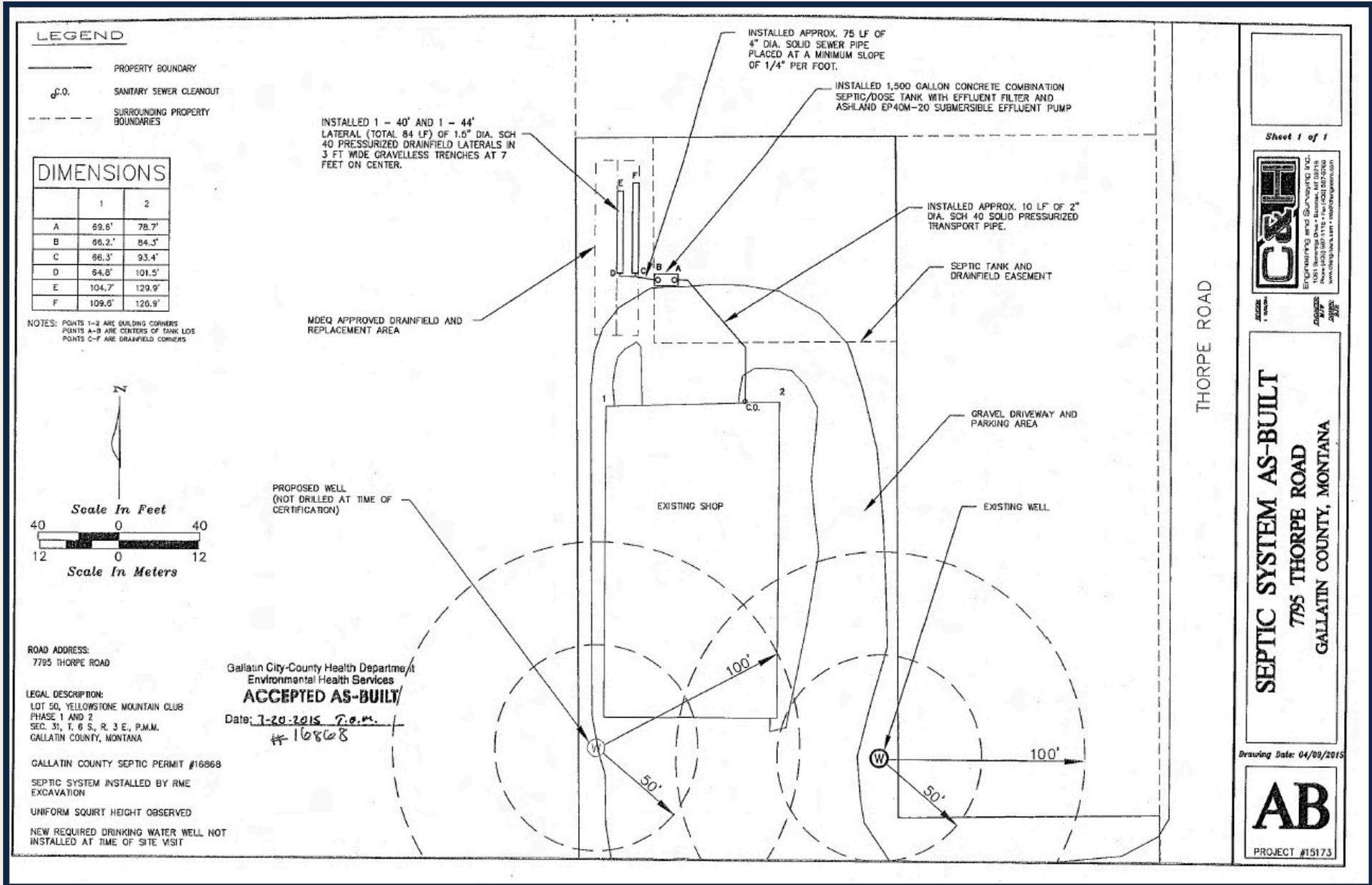
Because of the curve out of 400 square ft. the F-1 facility is less than 12,000 square ft. and does not have to be sprinkled. Within the F-1 facility assembly, CO2, and fire loading are a concern. Table 508.4 of the 2012 IBC indicates that an F-1 and an R require a 2 hour fire separation. This is addressed in the wall and ceiling construction of the curve out and noted on the plans as to the type of fire separation. Both smoke detectors and CO2 detectors should be installed in the 1st and 2nd floors of the R3 construction.

The mechanical and electrical systems are isolated from the F-1 facility and the water system will have a backflow prevention installed to isolate the system from the possible chemical pollutants available in the F-1 facility. It is recommended that a positive air pressure be maintained in the R-3 facility to further isolate the occupants from possible adverse environmental concerns. If a small environmental fan was located on the northeast wall of the size of 80 - 120 cfm that was input air it would allow a positive air change between 2.4 hours and 1.6 hours.

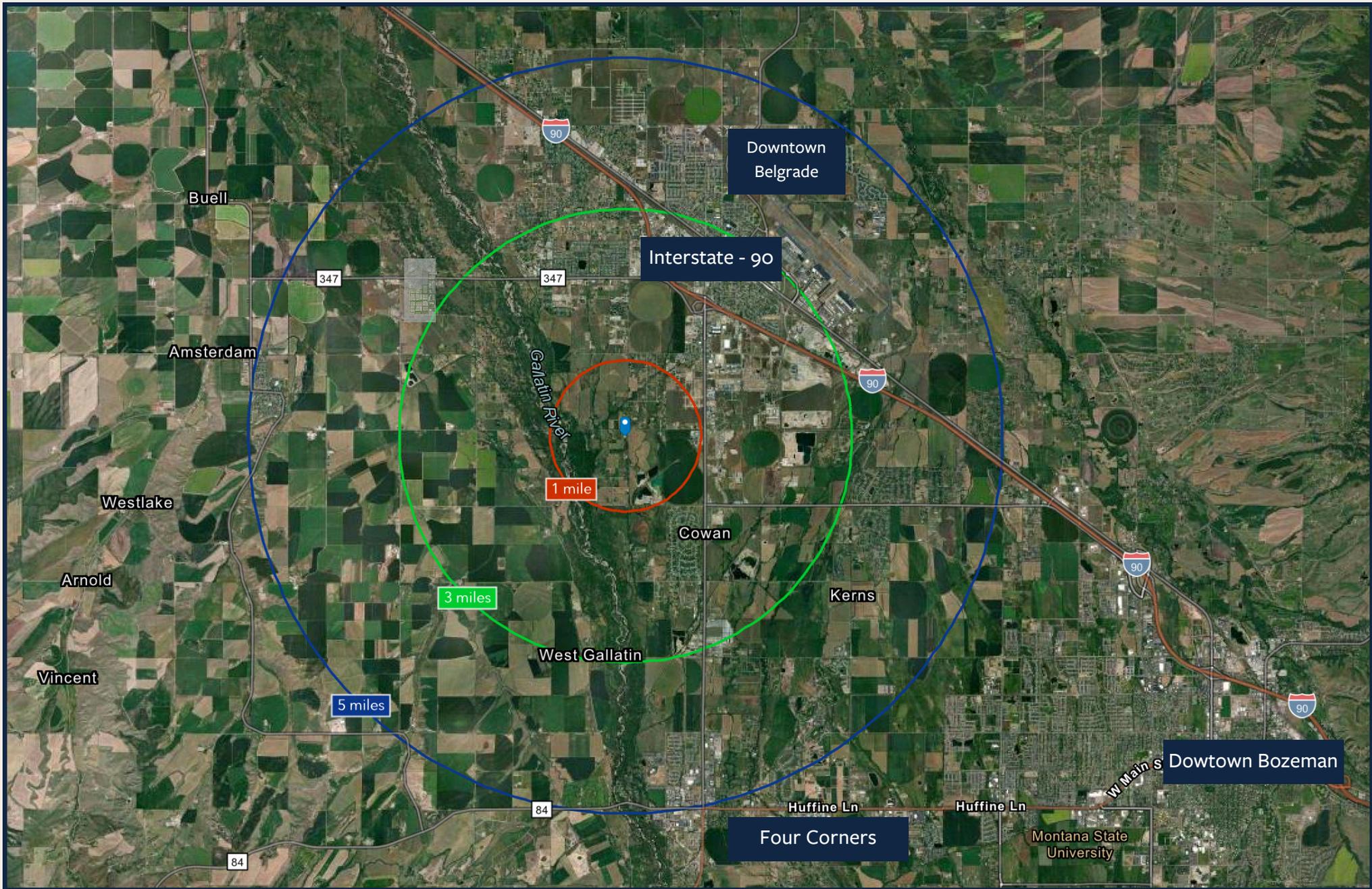
**Supporting documentation.**

1. Overview - Marijuana Facilities and the building code
2. Occupancy classification - group F and R section 306 and 310
3. Table 508.4 required separation of occupancies
4. Various 2 hour wall separations
5. Various 2 hour floor / ceiling separations
6. Intumescent fire resistant coating (Fireline 88) for use in mechanical rooms and roof ceiling of R3
7. Table 716.5 opening fire protection assemblies ( fire doors)

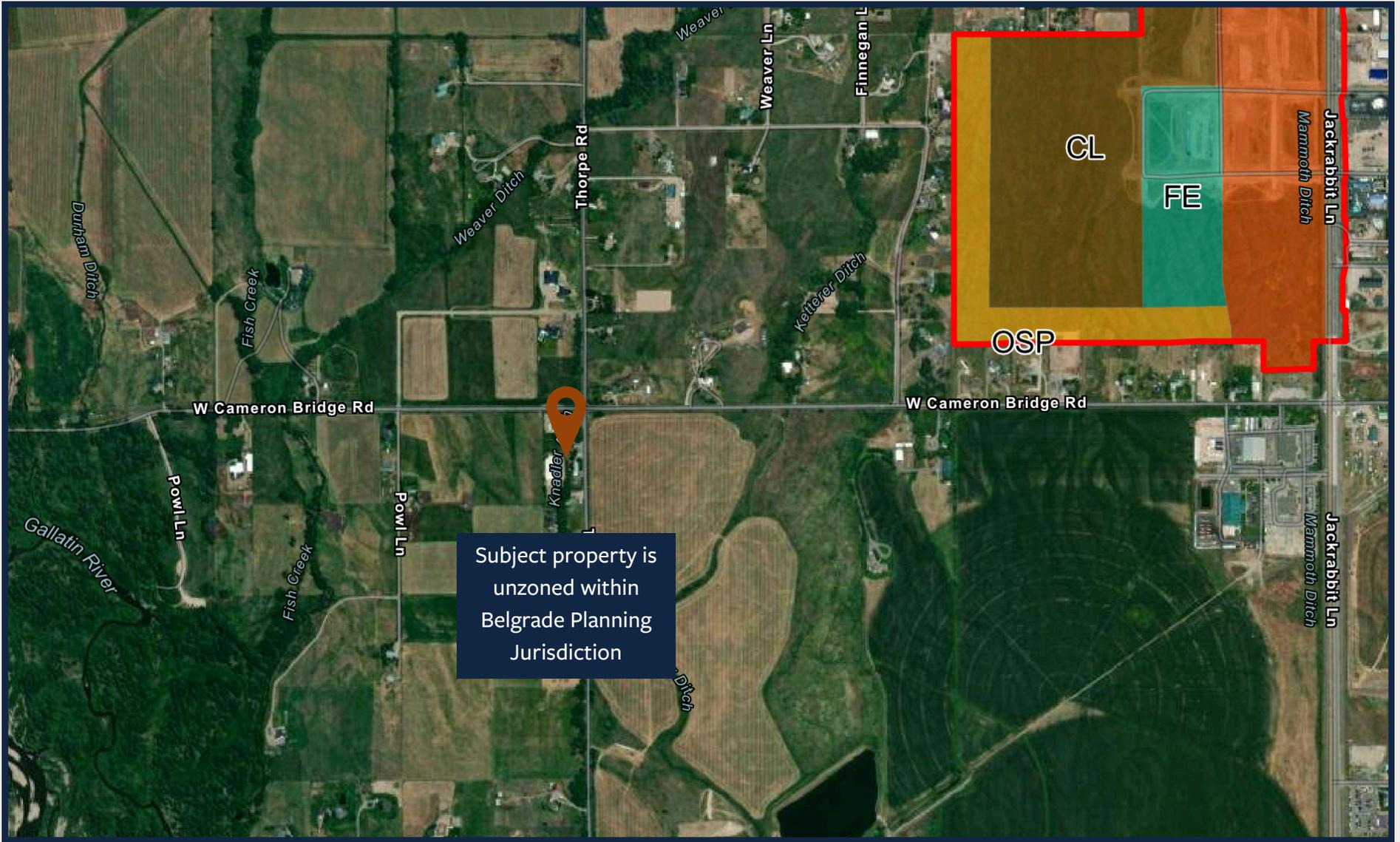
# Septic System As-Built

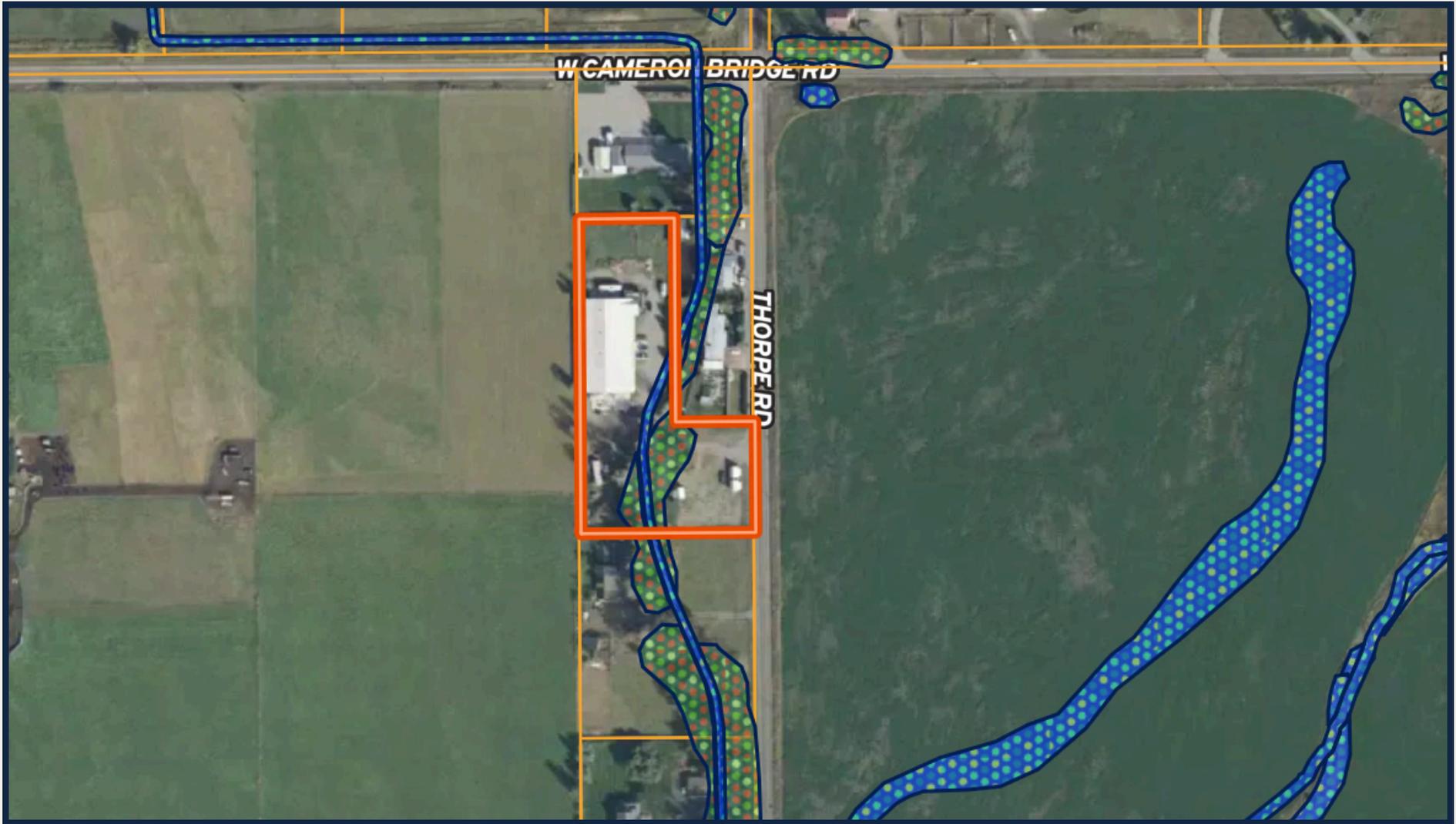


# Radius Map



# Area Zoning







# MEET THE TEAM



## **RYAN SPRINGER, CCIM**

Ryan Springer brings a disciplined background from his years in the Marines and subsequent supply chain management roles across the Pacific Northwest. Returning to his hometown of Bozeman, he has been managing commercial real estate transactions since 2007, applying his operational expertise and market insight to support clients across a range of asset types.

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## **CASEY ROSE, CCIM**

Once a team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist, Casey Rose brings a well-rounded skill set and a strong background in multifamily investment. He applies that same drive and discipline to his work with Endstate Commercial, supporting clients with clear insight and steady execution.

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## **DYLAN HARRINGTON**

Dylan brings a technical lens to every commercial property he tours, focusing on the systems and structure that define how a space truly performs. His depth of knowledge adds meaningful value to every Endstate Commercial project, ensuring clients receive clear, informed guidance.

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