

ENDSTATE
COMMERCIAL PARTNERS

Industrial Warehouse with Living Quarters

Bozeman, Montana

±13,000 SF

±2.4 Acres

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PROPERTY OVERVIEW

Address:

7795 Thorpe Rd, Bozeman, MT

List Price

\$3,250,000

Property Type:

Industrial

Off I-90 in the Belgrade/Four Corners corridor, this ±13,000 SF industrial building offers flexible operational space with no zoning restrictions and no covenants. The building features four 14-foot overhead roll-up doors, heavy power capacity, and a functional layout built for production and workflow efficiency. A solid setup for contractors, fabricators, or any owner-user needing serious shop space in a well-located Gallatin Valley building.

Live on-site. The recently renovated apartment includes a private bedroom, full kitchen, full bath, and private balcony — ideal for an owner-operator or on-site manager looking to cut the commute or keep a close eye on operations.

Well-suited for:

- Contractors, fabricators, and specialty trades
- Light manufacturing or production operations
- Equipment dealers, fleet operators, or staging/laydown yards
- Owner-operators wanting a live/work configuration

Located in one of the most accessible industrial corridors in the Gallatin Valley with direct I-90 access.



Photos - Industrial Space



Photos - Apartment

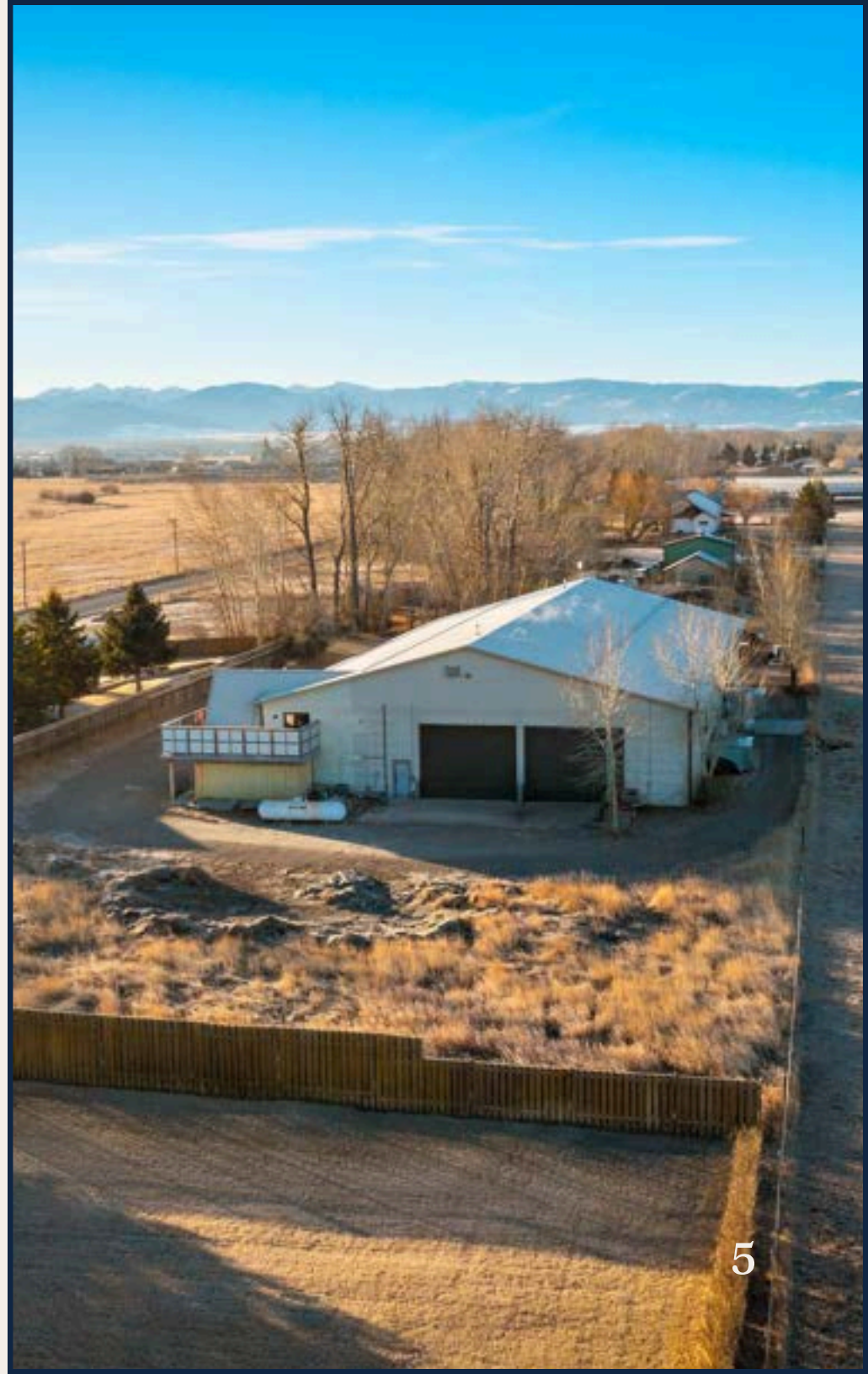


INTERACTIVE LINKS

[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



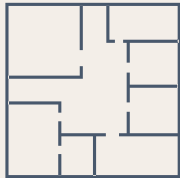
Location

- ±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



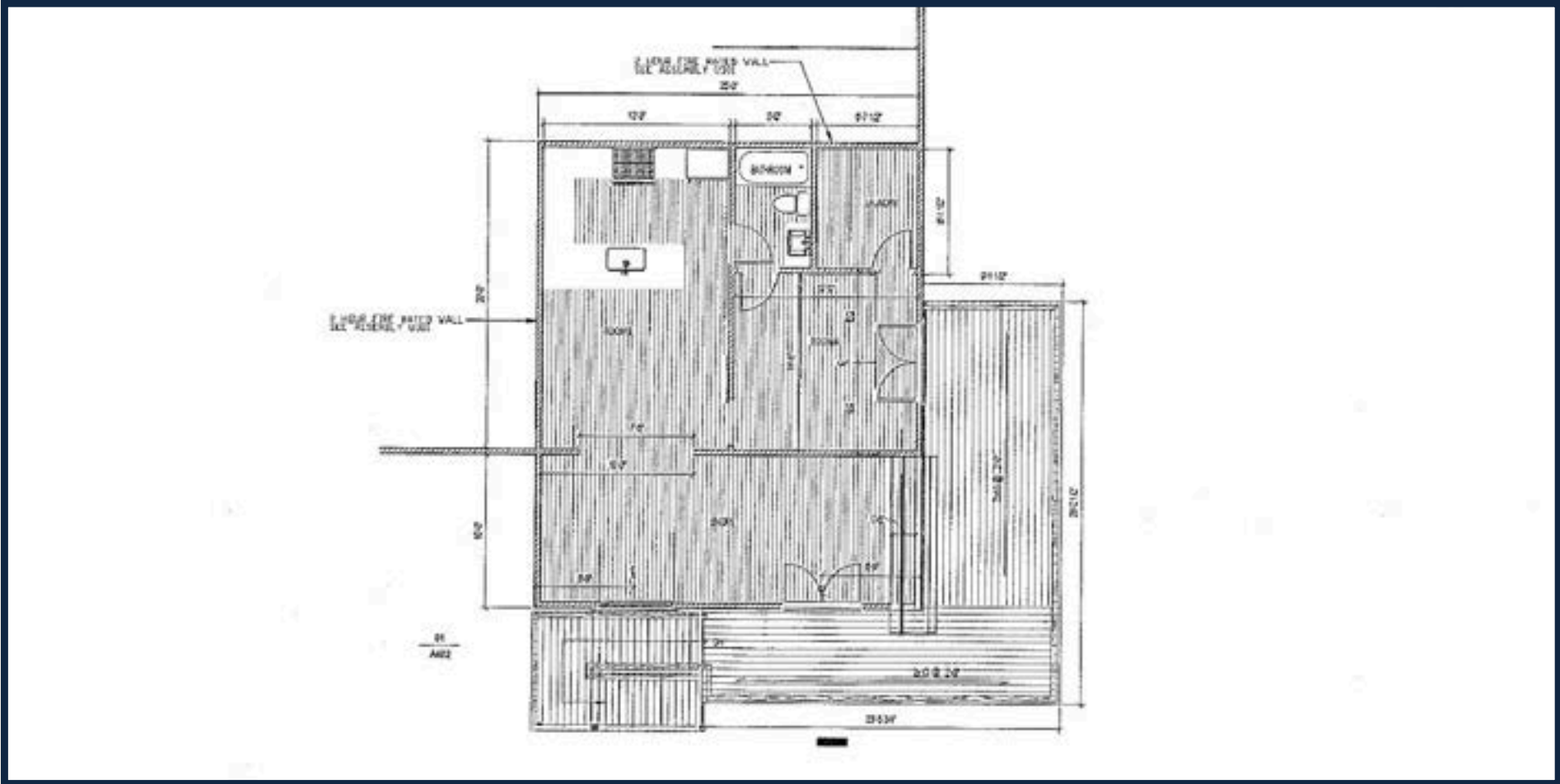
Zoning

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

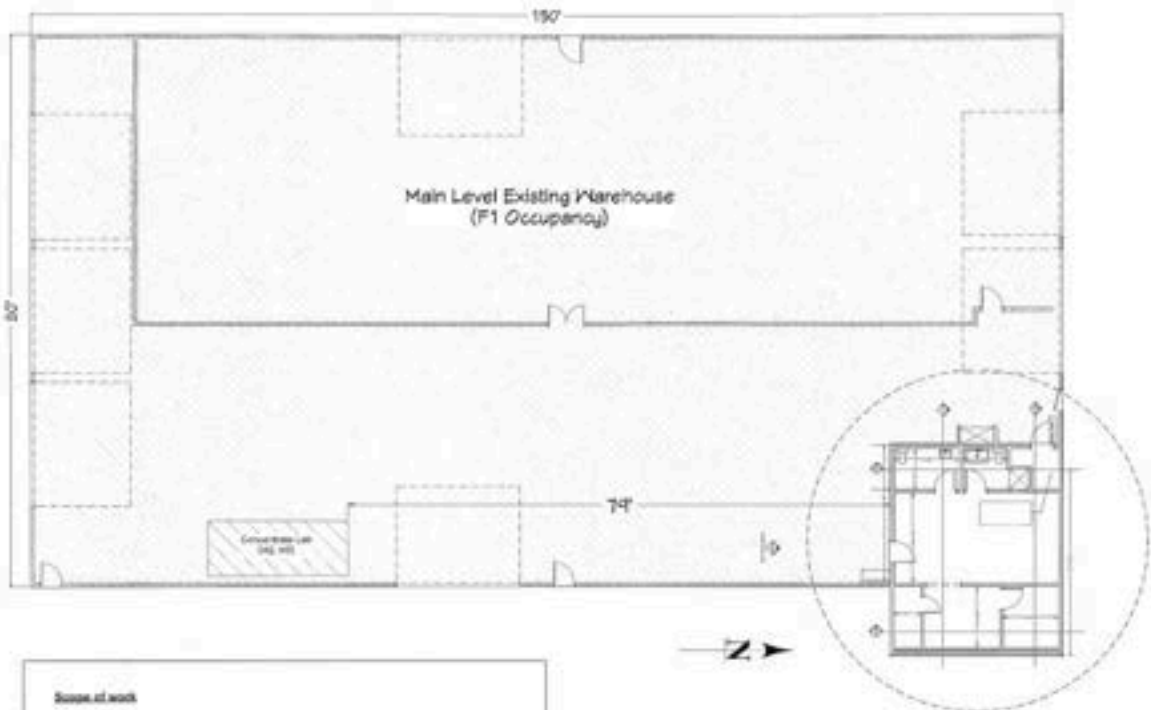


Live/Work

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



Second Floor Apartment



Existing



Existing



Scale 3/32" = 1'

Scope of work

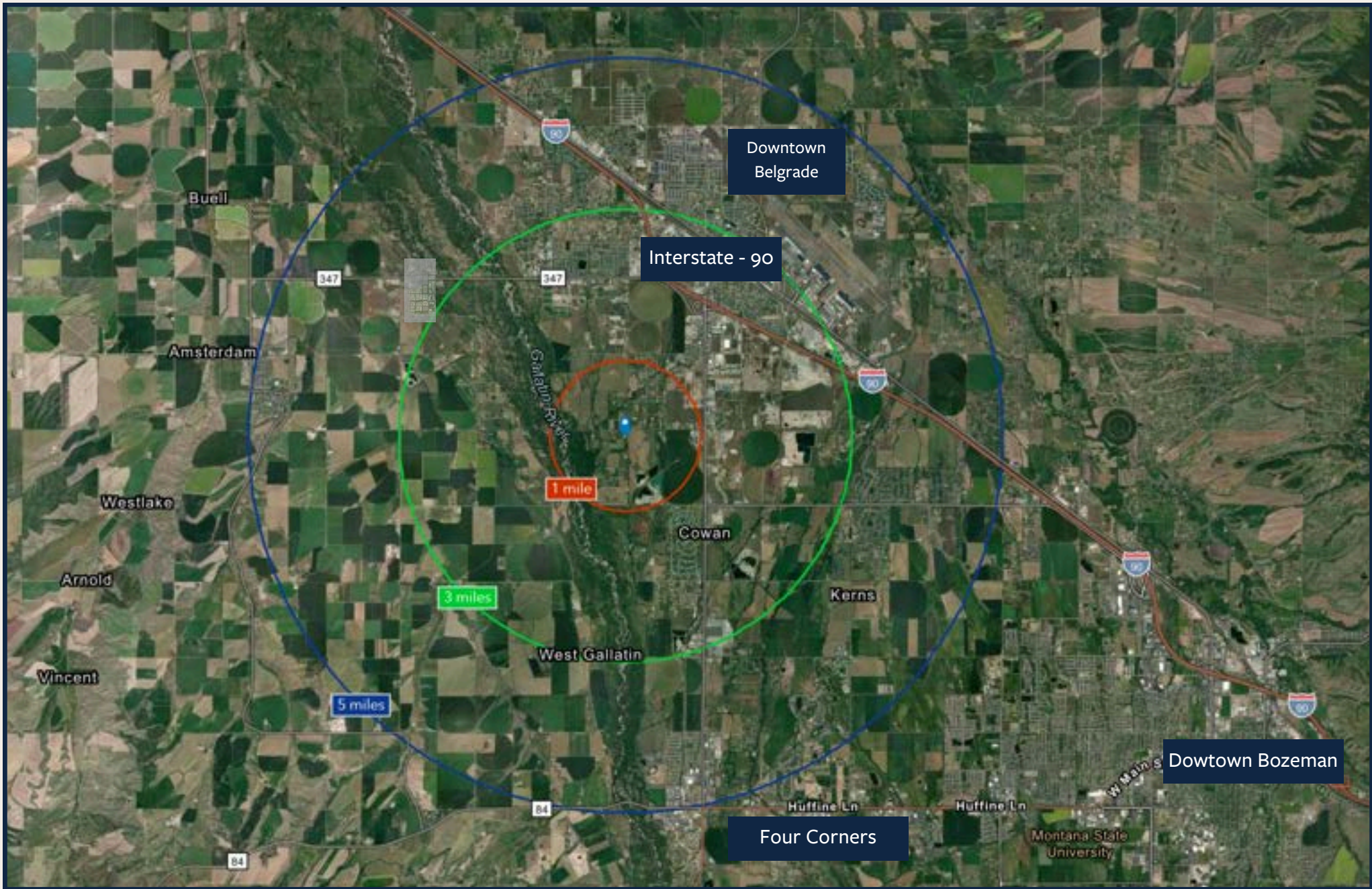
This is 100 to 1000 gpm (warehouse F-1 occupancy) with a 20 by 24 10' x 10' structure on all the North and South ends of the building. There is also a 6 by 20 6' x 20' structure on the North and South ends of the 100' x 100' structure. This structure will be located within a metal shipping container.

Minimum of the water tank of 1000 gallons. The F-1 facility is less than 10,000 square ft. and does not have to be approved. Under the F-1 facility, fire extinguishers, CO2, and fire lighting are a concern. Table 903.4 of the 2012 IBC requires that an F-1 and an F-2 require a 2 hour fire separation. This is addressed in the wall and ceiling construction of the above and below the above, as is the type of fire separation. Both areas describe with 100% concrete above the structure to the 1st and 2nd floors of the 100' structure.

The mechanical and electrical systems are isolated from the F-1 facility and the water tank will have a separate protection installed to isolate the system from the greater amount of protection available in the F-1 facility. It is recommended that a positive air pressure (mechanical) in the F-1 facility to further isolate the occupants from possible airborne environmental concerns. If a small environmental fan was installed on the vertical wall of the tank at 60' x 100' the fan was supplied with a variable air pressure on change between 0.1 hours and 1.6 hours.

Supporting documentation

1. Overview - Materials, Fire Risk and the building code
2. Occupancy classification - group F and F section 903 and 904
3. Table 903.4 required separation of occupancies
4. Section 7 fire wall requirements
5. Section 7 fire wall ceiling requirements
6. Requirements for minimum occupancy (F-1 and F-2) for use in mechanical room and roof loading of 70'
7. Table 710.3 opening fire protection assemblies (750 doors)





Flood Plain and Wetlands Map





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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