



FOR SALE

79,375 SF Industrial Flex on 5.96 Acres

275 Manhattan South Road, Manhattan, MT 59741

 **SRS**
INDUSTRIAL

79,375 SF Industrial Flex on 5.96 Acres

275 Manhattan South Road | Manhattan, MT 59741



±79,375 SF

Building Size

±5.96

Acres

M-1

Zoning

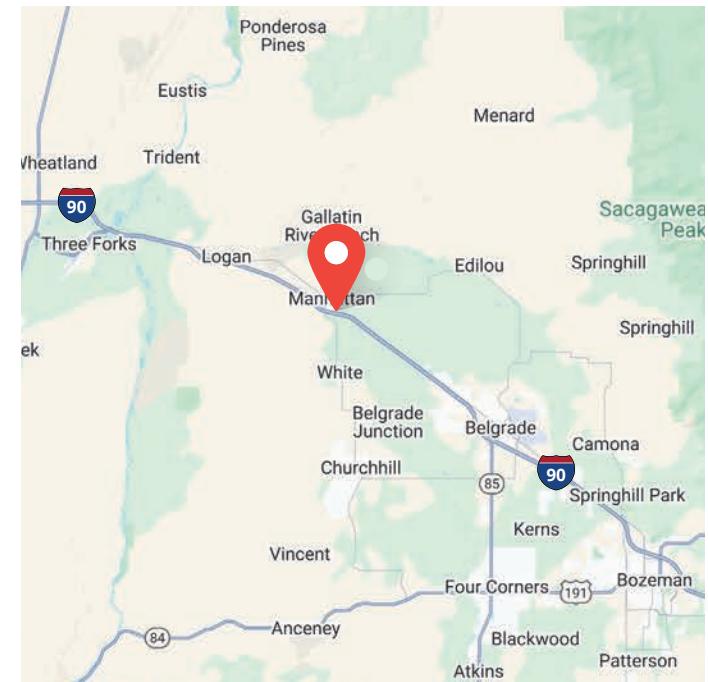
\$9.95M

(\$125.35 PSF)

Purchase Price

PROPERTY HIGHLIGHTS

- Built in 2012
- Exceptional visibility with direct I-90 frontage, situated just 10 miles from Belgrade/Bozeman
- Former home of the Blackhawk Manufacturing facility, recipient of the 2017 Montana Manufacturer of the Year Award
- Spacious parking on three sides of the building
- Semitractor Access to South
- Parcel ID: REE65167



Site Plan

275 Manhattan South Road | Manhattan, MT 59741



WAREHOUSE SPACE

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
(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

OFFICE SPACE

includes

Secure Entry with
Glass-Walled Reception Area

(3) Sets of Men/Women Restrooms

1 Shower

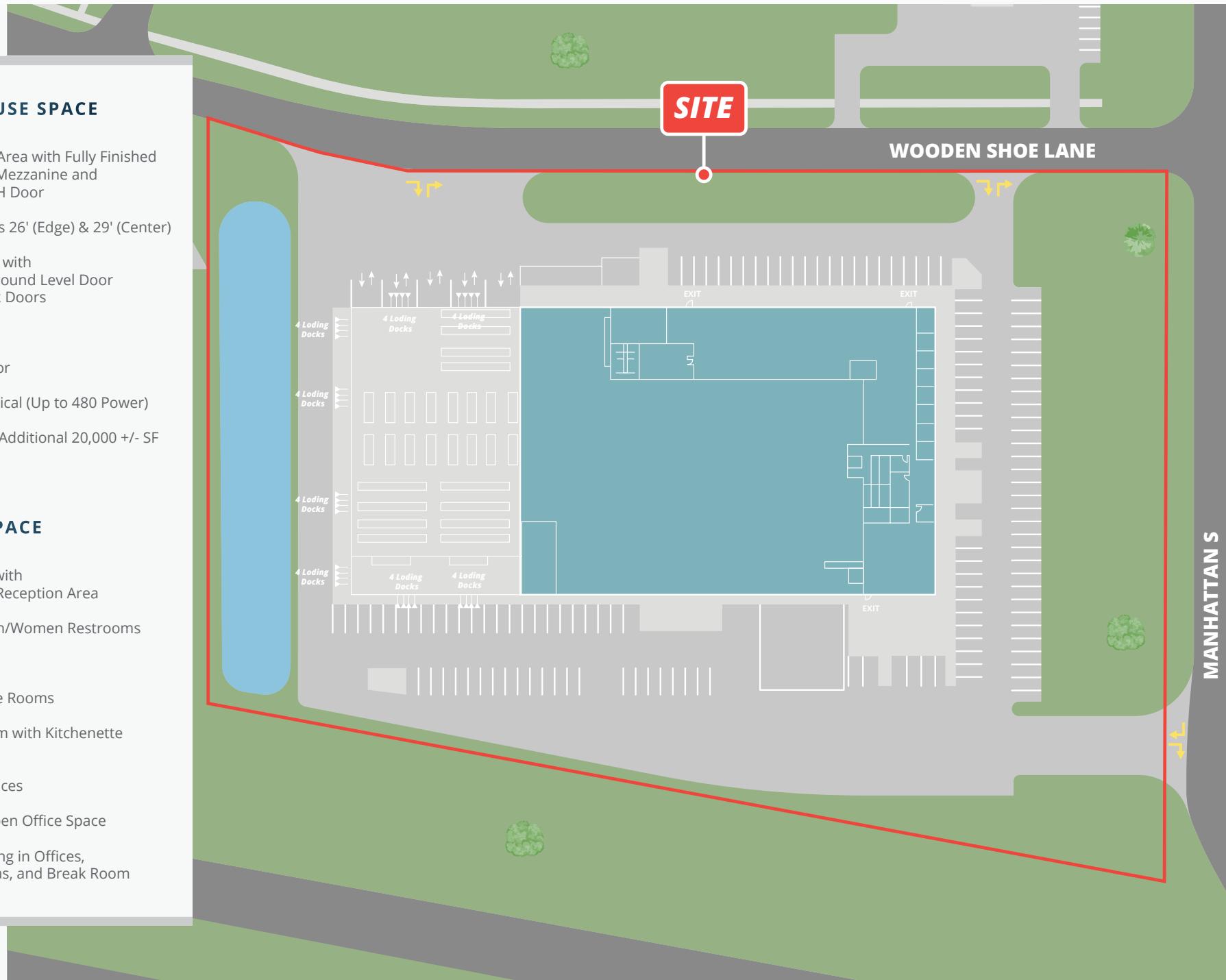
(2) Conference Rooms

(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



Property Photos: Exterior

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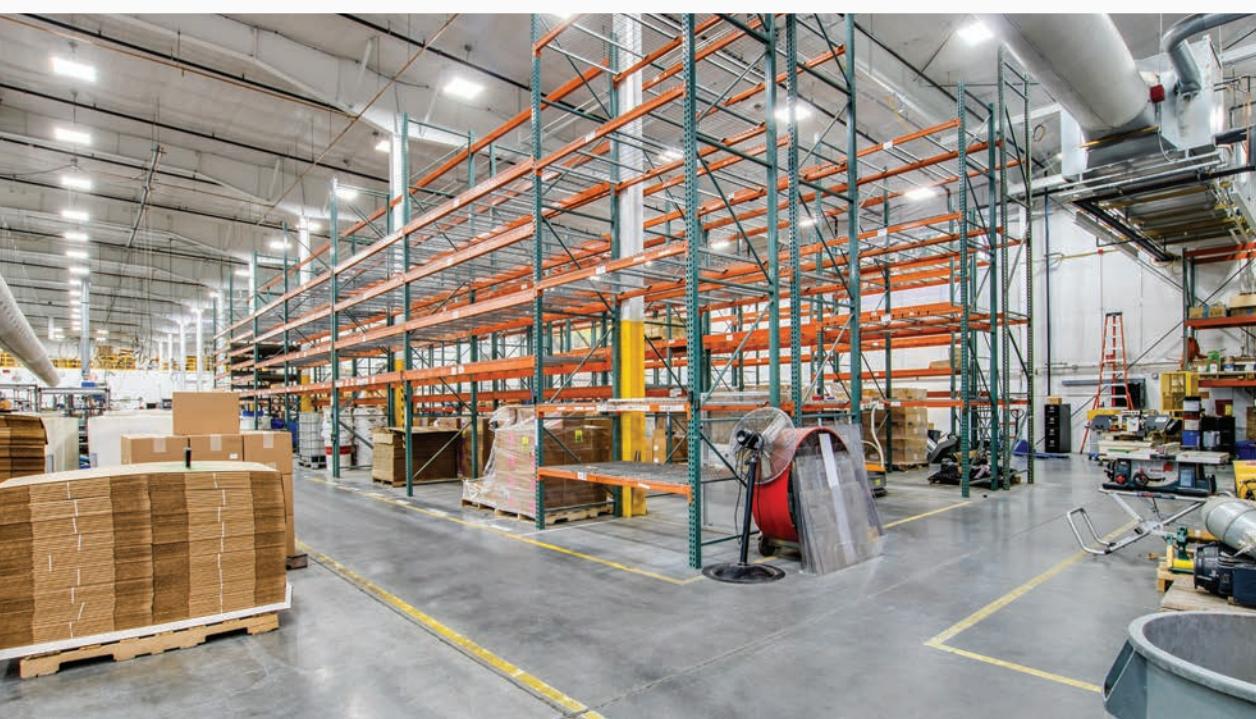
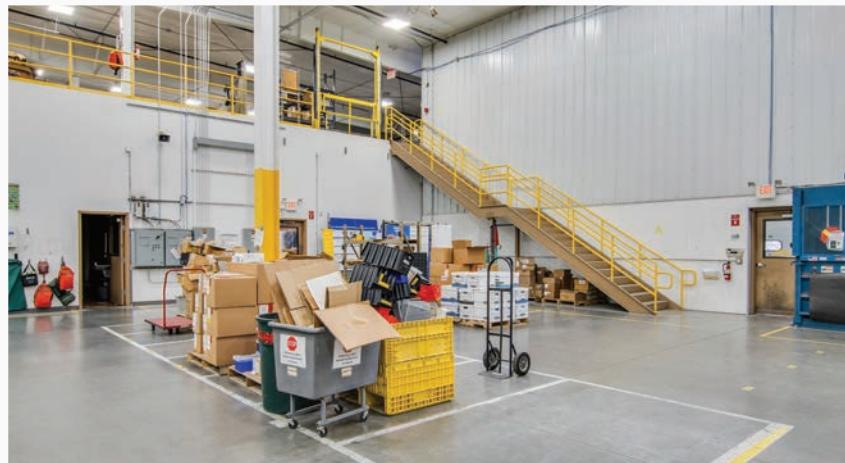
Property Photos: Office

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Property Photos: Warehouse

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Site Aerial

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Corporate Neighbors

275 Manhattan South Road | Manhattan, MT 59741



High-Level Aerial

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