



FOR SALE

79,375 SF Industrial Flex on 5.96 Acres

275 Manhattan South Road, Manhattan, MT 59741





# 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

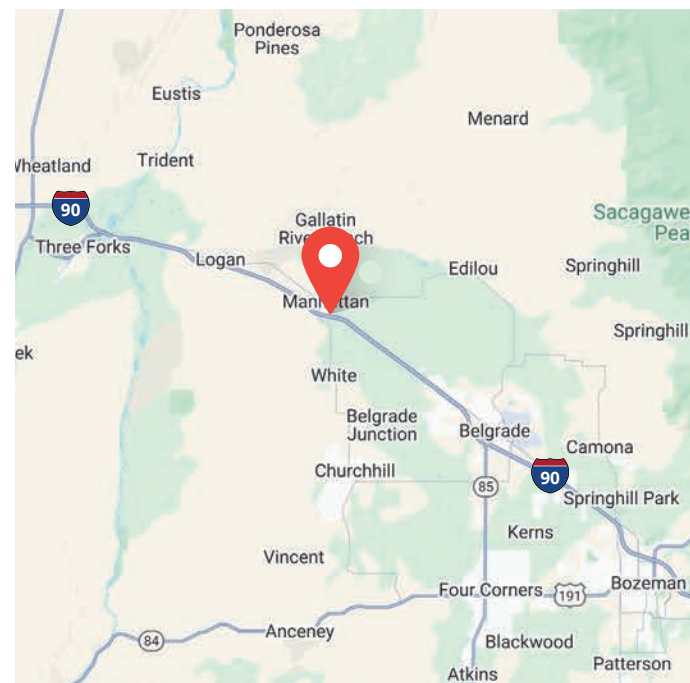
\$9.95M

(\$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

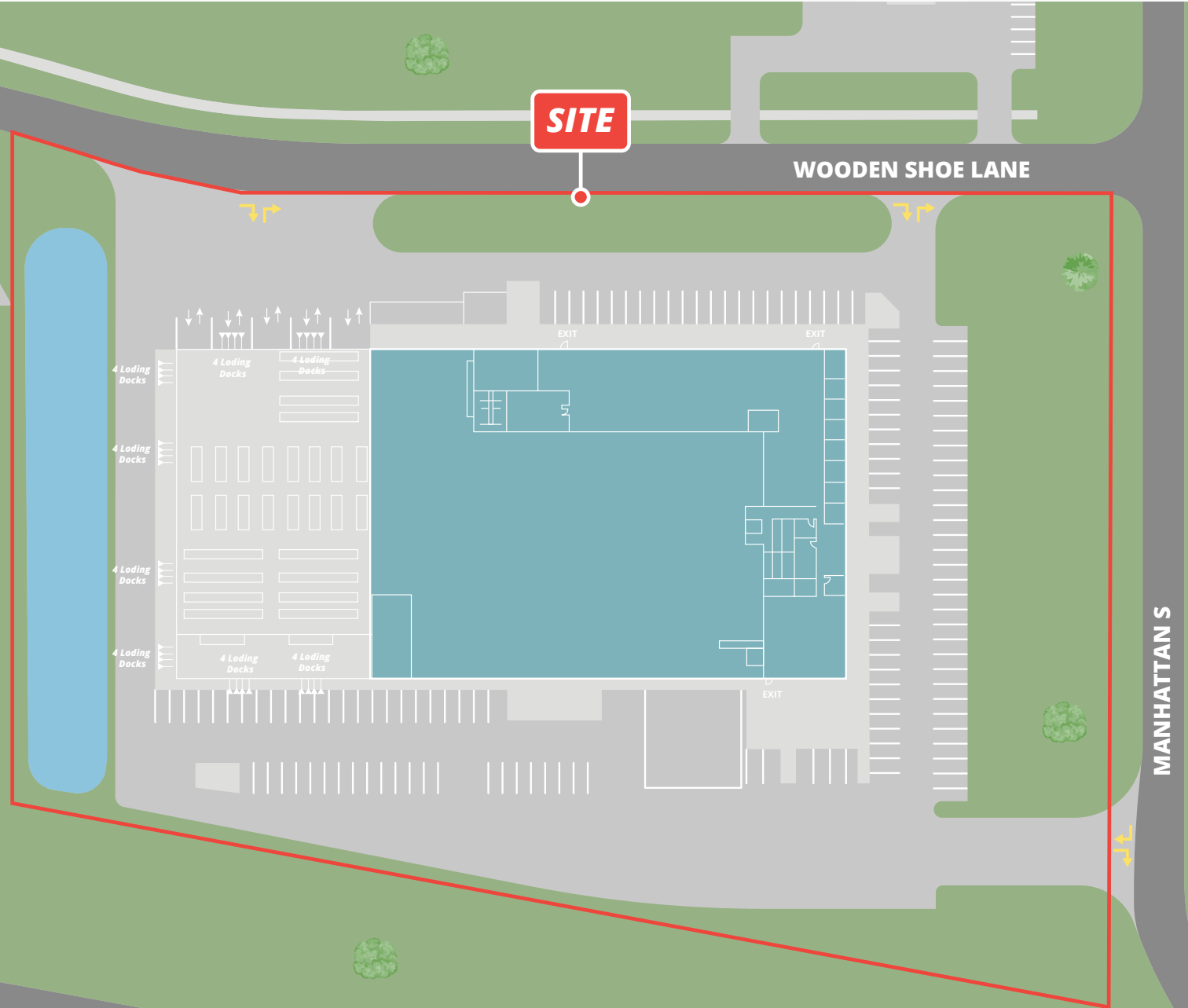
(2) Conference Rooms

(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

275 Manhattan South Road | Manhattan, MT 59741





# Property Photos: Office

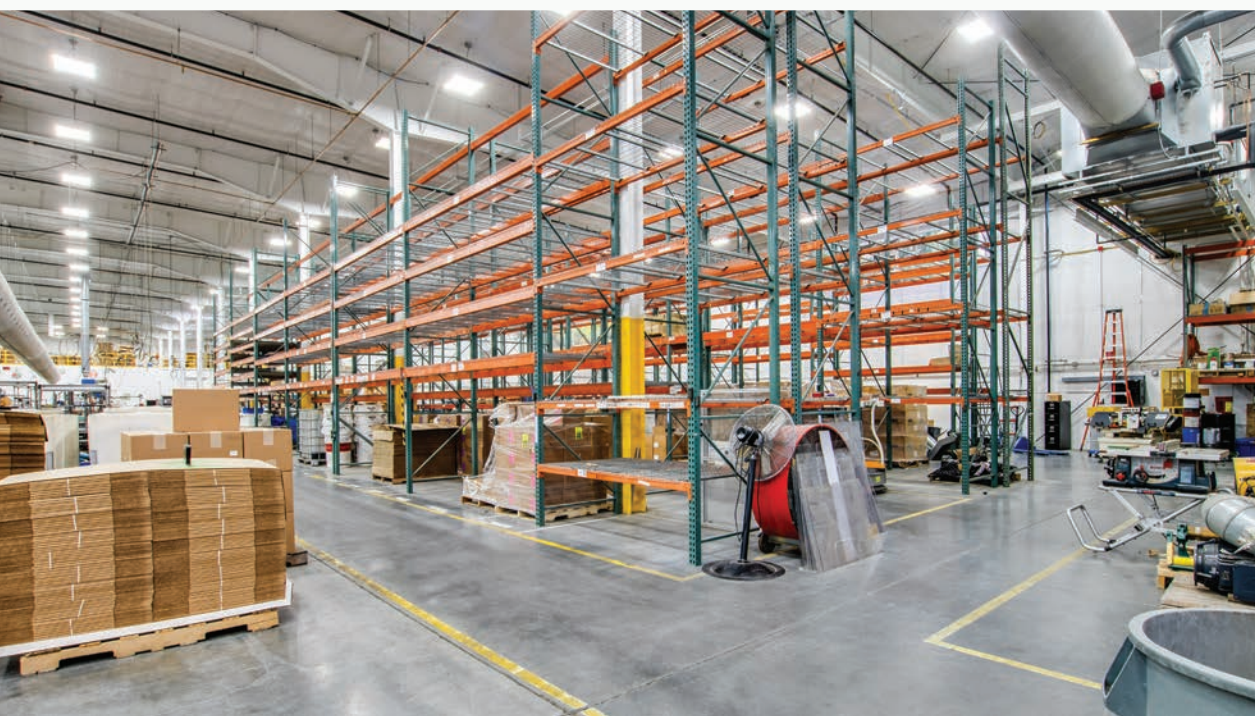
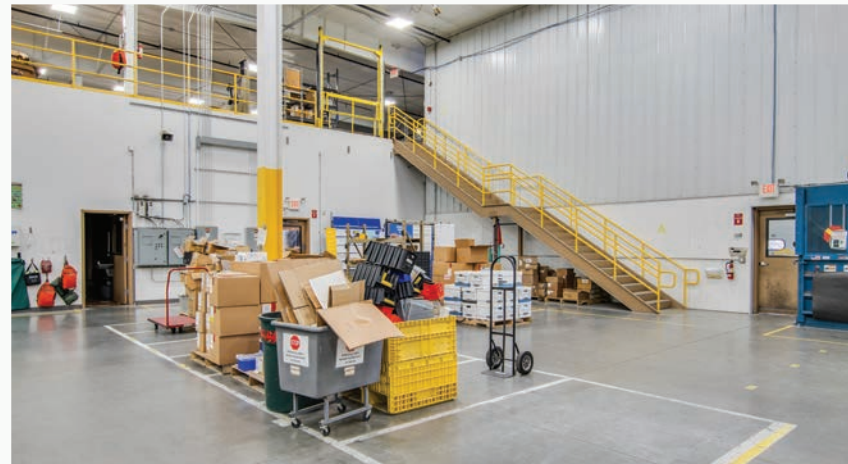
275 Manhattan South Road | Manhattan, MT 59741





# Property Photos: Warehouse

275 Manhattan South Road | Manhattan, MT 59741





# Site Aerial

275 Manhattan South Road | Manhattan, MT 59741





# Corporate Neighbors

275 Manhattan South Road | Manhattan, MT 59741





# High-Level Aerial

275 Manhattan South Road | Manhattan, MT 59741







**SRS Real Estate Partners**

680 Newport Center Dr, Ste 300  
Newport Beach, CA 92660

**Matthew Mousavi**

*Senior Managing Principal & Co-Head of National Net Lease*  
714.404.8849  
matthew.mousavi@srsre.com  
CA License No. 01732226

**Patrick Luther**

*Senior Managing Principal & Co-Head of National Net Lease*  
480.221.4221  
patrick.luther@srsre.com  
CA License No. 01912215

**Richard Schwartz, SIOR**

*Executive Vice President & Senior Managing Principal*  
714.943.1609  
richard.schwartz@srsre.com  
CA License No. 01712680

**Joey Reaume**

*Executive Vice President & Principal*  
626.825.2173  
joey.reaume@srsre.com  
CA License No. 01918579

Supervising Broker: Mark Macek, Macek Companies, Inc. | MT License No. RRE-BRO-LIC-6296

**SRSRE.COM/Industrial**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.