



# BELGRADE WAREHOUSE WITH OFFICE AND YARD SPACE

189 ARDEN DR, BELGRADE, MT 59714



- ±18,384 SF warehouse with office and yard space
- Situated on 2.35 acres in the Bruce Industrial Park, Belgrade
- Well & septic, natural gas, and heavy three-phase power
- Originally built in 1985; partial reconstruction underway after a 2024 fire
- Currently configured for a single user; can be demised for qualified tenants
- Opportunity for tenant improvements if tenant commits before reconstruction is completed
- Large yard and close proximity to I-90
- Ideal for warehousing, distribution, shipping/receiving, and industrial uses

## FOR LEASE

**MICHAEL REAMS, CCIM**

*broker*

406.451.8283

michael@starniercommercial.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starniercommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.





# BELGRADE WAREHOUSE WITH OFFICE AND YARD SPACE

189 ARDEN DR, BELGRADE, MT 59714



## PROPERTY DESCRIPTION

This  $\pm 18,384$  SF warehouse with office and yard space, situated on 2.35 acres, is available for lease. Located in the Bruce Industrial Park in Belgrade, the property is serviced by well and septic, natural gas, and heavy three-phase power. Originally built in 1985, the building is currently undergoing reconstruction following a fire in 2024 that was isolated to a portion of the structure. The property is presently configured for a single user but can be demised for qualified tenants. While the completion date for the improvements is TBD, certain changes and tenant improvements may be incorporated if a tenant acts quickly prior to the completion of reconstruction. With close proximity to Interstate 90 and a large yard area, this property is well suited for shipping and receiving, warehousing, distribution center operations, or other industrial and commercial uses.

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Triple Net Expense	\$3.00 SF/yr (2025)
Building Size:	$\pm 18,384$ SF
Lot Area:	2.35 Acres (102,366)
Electricity and Natural Gas	3 Phase, Heavy Power
Natural Gas	Connected
Water/Sewer	Private Well and Septic
Zoning	Industrial
Date Available:	Q1 2026

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,940	9,839	26,549
Total Population	7,651	26,344	68,076
Average HH Income	\$101,109	\$119,523	\$130,175

# FOR LEASE

**MICHAEL REAMS, CCIM**

broker

406.451.8283

michael@starncommercial.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.





# BELGRADE WAREHOUSE WITH OFFICE AND YARD SPACE

189 ARDEN DR, BELGRADE, MT 59714



## FOR LEASE

**MICHAEL REAMS, CCIM**

*broker*

406.451.8283

michael@starncommercial.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.

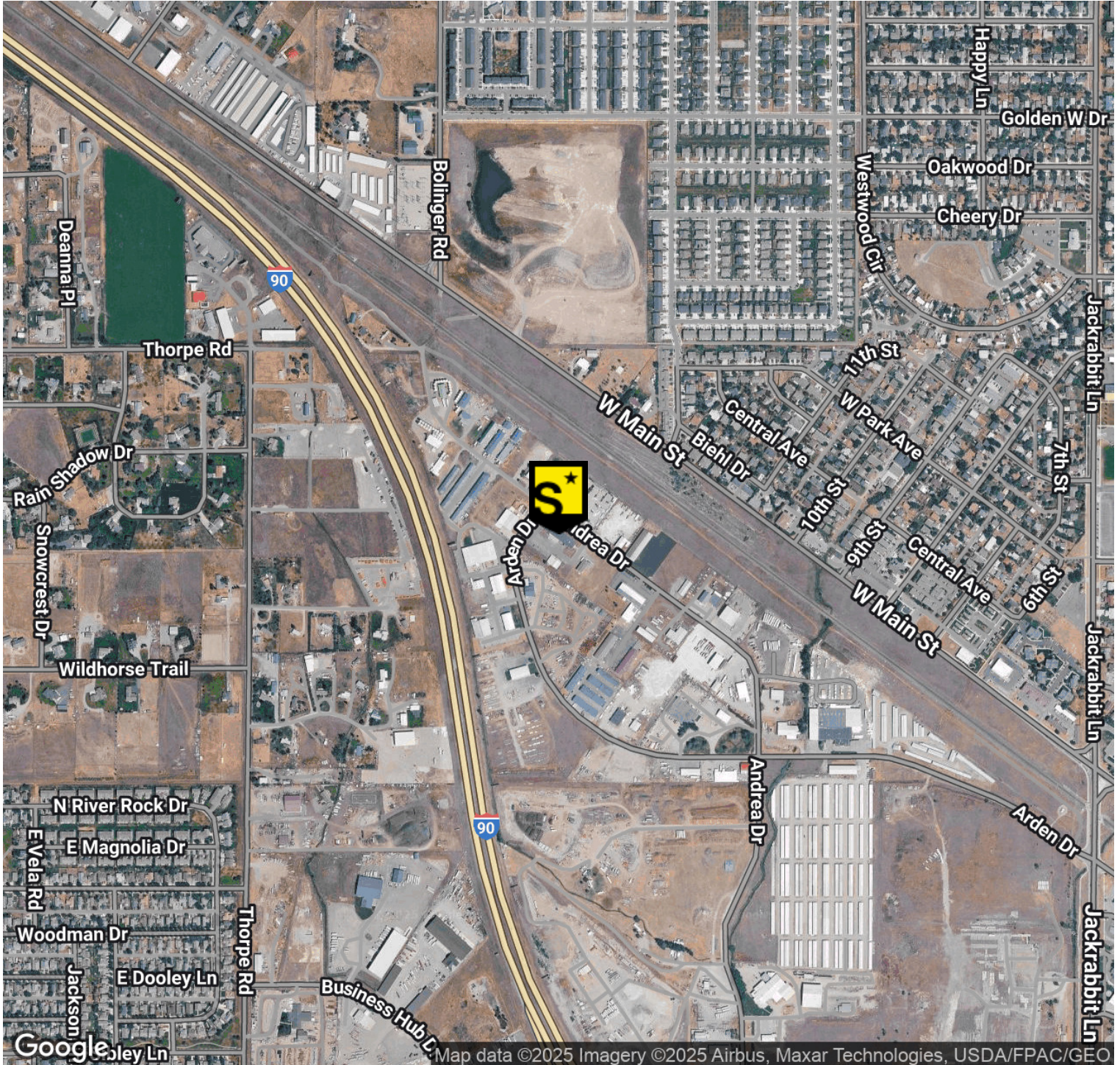




**STARNER**  
COMMERCIAL  
REAL ESTATE

# BELGRADE WAREHOUSE WITH OFFICE AND YARD SPACE

189 ARDEN DR, BELGRADE, MT 59714



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

## FOR LEASE

**MICHAEL REAMS, CCIM**

broker

406.451.8283

michael@starncommercial.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.





**189 ARDEN DR, BELGRADE, MT 59714**



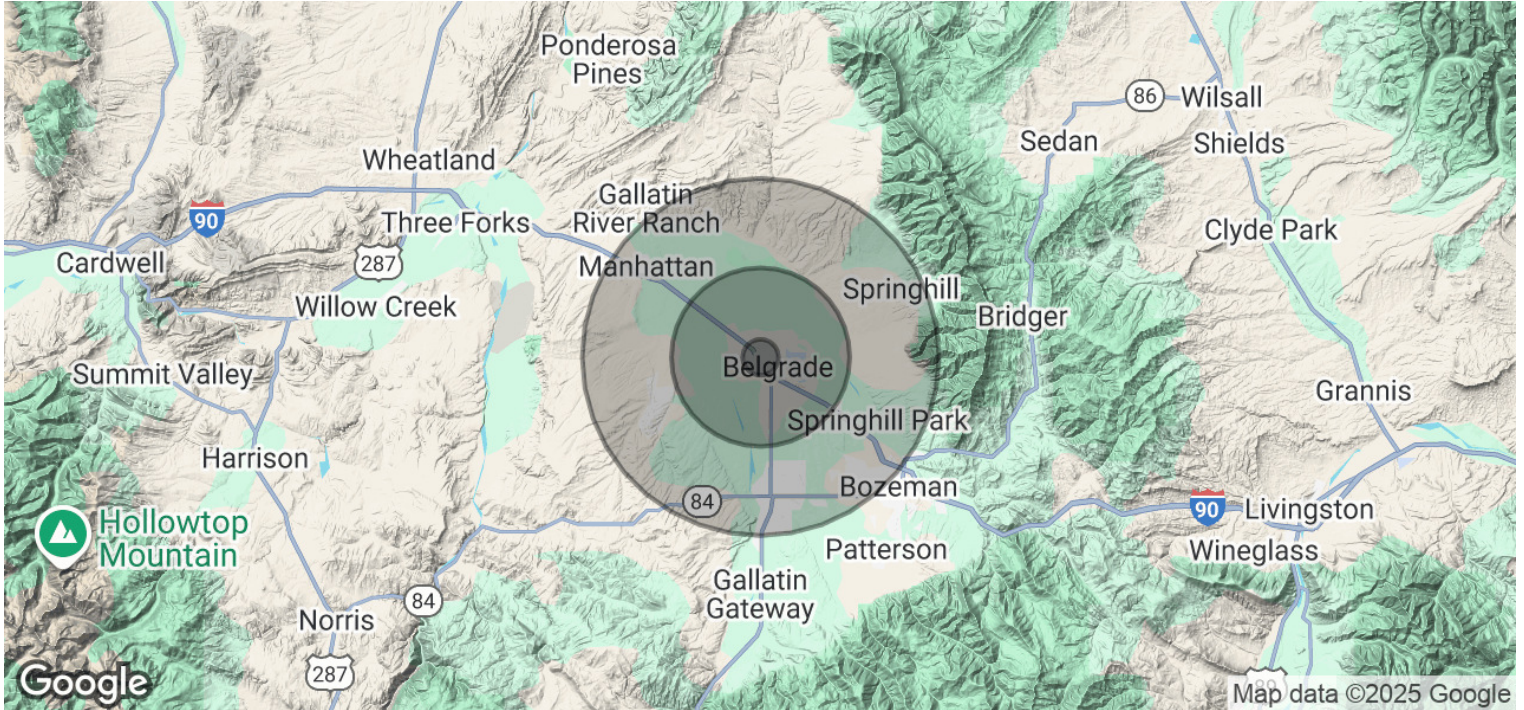
This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.





# BELGRADE WAREHOUSE WITH OFFICE AND YARD SPACE

189 ARDEN DR, BELGRADE, MT 59714



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,651	26,344	68,076
Average Age	35	37	38
Average Age (Male)	34	36	37
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,940	9,839	26,549
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$101,109	\$119,523	\$130,175
Average House Value	\$464,735	\$545,792	\$659,740

Demographics data derived from AlphaMap

## FOR LEASE

**MICHAEL REAMS, CCIM**

broker

406.451.8283

michael@starncommercial.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.





# BELGRADE WAREHOUSE WITH OFFICE AND YARD SPACE

189 ARDEN DR, BELGRADE, MT 59714



**MICHAEL REAMS, CCIM**

**Broker**

michael@starncommercial.com

Direct: 406.451.8283

## PROFESSIONAL BACKGROUND

Michael Reams is a commercial Broker specializing in the sale and leasing of investment and owner-user properties in Southwest Montana. Affiliated with Starn Commercial, Michael and the Starn Commercial brokerage are the top producing CRE firm in Bozeman and the greater Gallatin Valley. As an experienced Broker and Principal, Michael offers industry leading brokerage and consulting services for all major asset classes: commercial, multifamily, industrial, and land developments

With his CCIM designation, Michael's ability to perform financial analysis, market research, and strategic planning offers his clients tremendous value when deciding to acquire, dispose, refinance, or hold their CRE assets. Michael receives great reviews from former clients due to his industry knowledge, effective marketing, tactful negotiation skills, and clear communication throughout even the most complicated transactions.

Over the past 10 years, Michael has worked with Fortune 500 companies and startups alike, helping both investors and end-users satisfy their CRE requirements and achieve their financial goals. When working with large corporations that are entering the Montana CRE market, Michael frequently partners with national brokerages, performing the role as the local Broker.

Michael's business is based on quality relationships. He is an active member in the brokerage and CCIM communities and maintains a large professional network with other brokers, lenders, appraisers, title and escrow officers, land use consultants, attorneys, and developers. He is well-connected nationwide. Michael is currently the President of the Montana CCIM Chapter.

Michael encompasses a unique blend of financial acumen and problem-solving abilities while striking the balance between professionalism and a friendly personality. His comprehensive understanding of the CRE industry, extensive commitment to clients, and steadfast work-ethic ensures exceptional representation when working with Michael.

Michael and his wife, Katie, enjoy life with their two kids in the greater Bozeman area and take advantage of all Montana has to offer through skiing, hunting, golfing, and sailing.

## EDUCATION

Michael earned his BA degree from the University of Colorado at Boulder and has earned his CCIM (Certified Commercial Investment Member) designation

## MEMBERSHIPS

Professional Affiliations: Certified Commercial Investment Member (CCIM), Rotary International, Big Sky Country MLS, LoopNet, CoStar, and CREXI Member

Starn Commercial Real Estate  
1276 North 15th Avenue #103  
Bozeman, MT 59715  
406.586.0302

# FOR LEASE

**MICHAEL REAMS, CCIM**

*broker*

406.451.8283

michael@starncommercial.com

1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com

This information has been obtained from sources believed reliable. We have not verified information and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent current or future performance. You and your advisors should conduct careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.