



FOR SALE



6830 Commercial Ave
Billings, MT 59101

\$1,490,000

10,560 SqFt Total

Warehouse: 8,160 SqFt Office: 2,400 SqFt

Property features:

- 5 individual offices
- 2 bathrooms
- 5 large 14' bay doors with motor operators
- Three-phase power
- Additional storage area
- Floor drain in warehouse
- 1.5-acre lot with ample parking
- I-1 zoning (Light Industrial)
- Well water
- Gas heat (3 unit heaters in warehouse)
- A/C in office area
- Built 2004
- Close to I-90 corridor and downtown Billings

Versatile Industrial Property with Yard + Office Space in Billings' South Corridor

Positioned on 1.5 acres in Billings South corridor, this 10,560 sq ft light-industrial property offers the ideal blend of functionality, space, and location. Built in 2004 and zoned I-1 (Light Industrial), the building is designed for efficiency – perfect for truck and equipment service, logistics, fabrication or a growing contractor or fleet operation seeking an owner-user opportunity in Billings, Montana.

The 8,160 sq ft warehouse features five 14' bay doors, pre-engineered steel construction, three-phase power and open span workspace ideal for heavy equipment or fleet maintenance. The attached 2,400 sq ft office area includes private offices, reception space, and storage area with central A/C and gas heat. Gravel yard and ample turning radius offer easy truck access and on-site parking.

Property is served by a well for water and has natural gas utilities. Located near Interstate 90 and South Billings Boulevard, this site provides excellent connectivity for local and regional operations.

Phase I Environmental Site Assessment completed Dec 2025; report identifies no RECs, CRECs, or data gaps.



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Utilities & More Info

2025 Property Taxes: \$8,599.28/yr

Montana Dakota Utilities (MDU): \$508/month avg

Northwestern Energy: \$741/month avg (combined avg for three electrical meters)

Private Well and Septic

Items that convey:

Water Softener

Air Compressors



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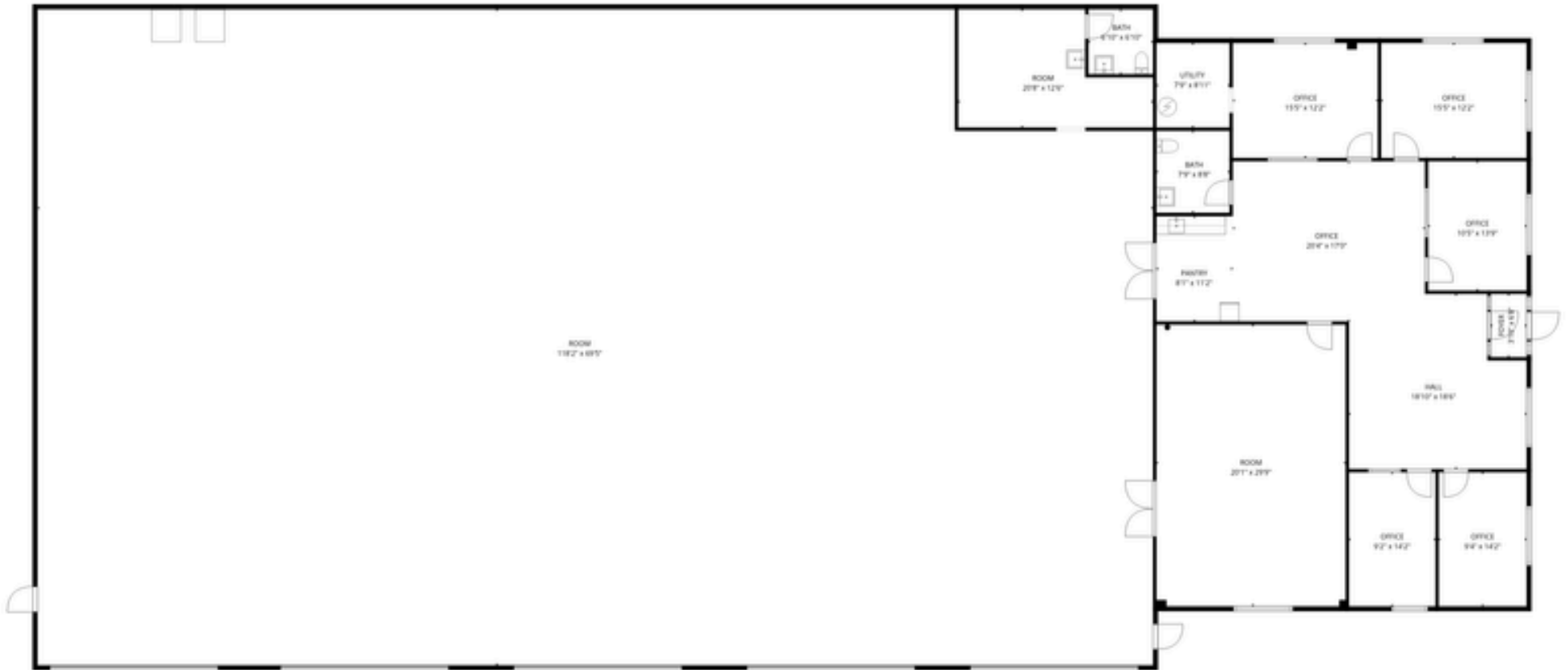
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Total GLA: 1733 sq. ft | Total: 10792 sq. ft
1st floor: 1733 sq. ft (Excluded areas 9059 sq. ft)

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

***FLOOR PLAN IS APPROXIMATE MEASUREMENTS**

**10,560 SqFt Total (Warehouse: 8,160 SqFt Office: 2,400 SqFt)
per Yellowstone County Records**



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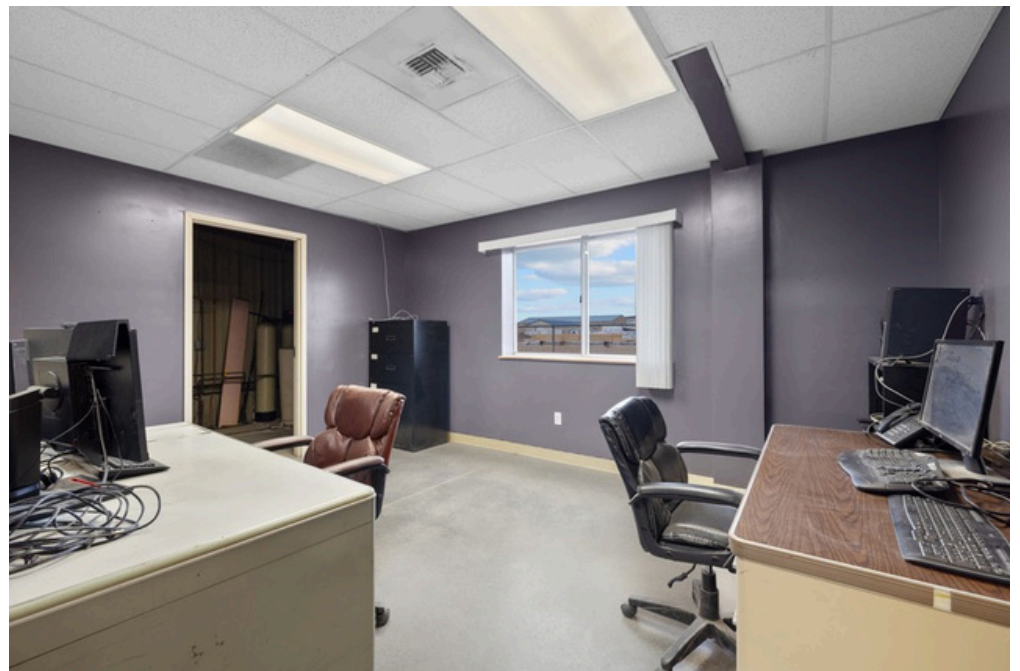
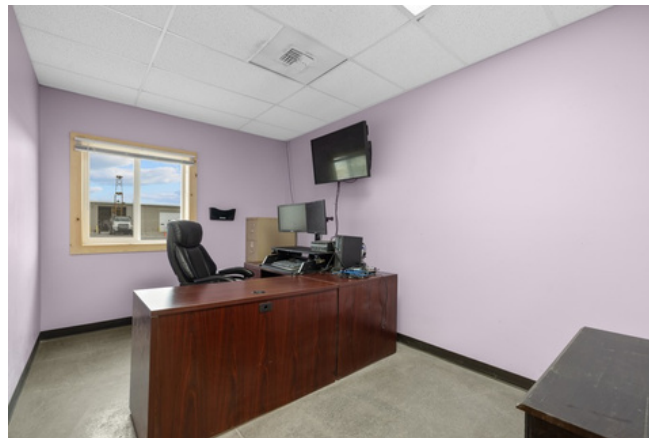
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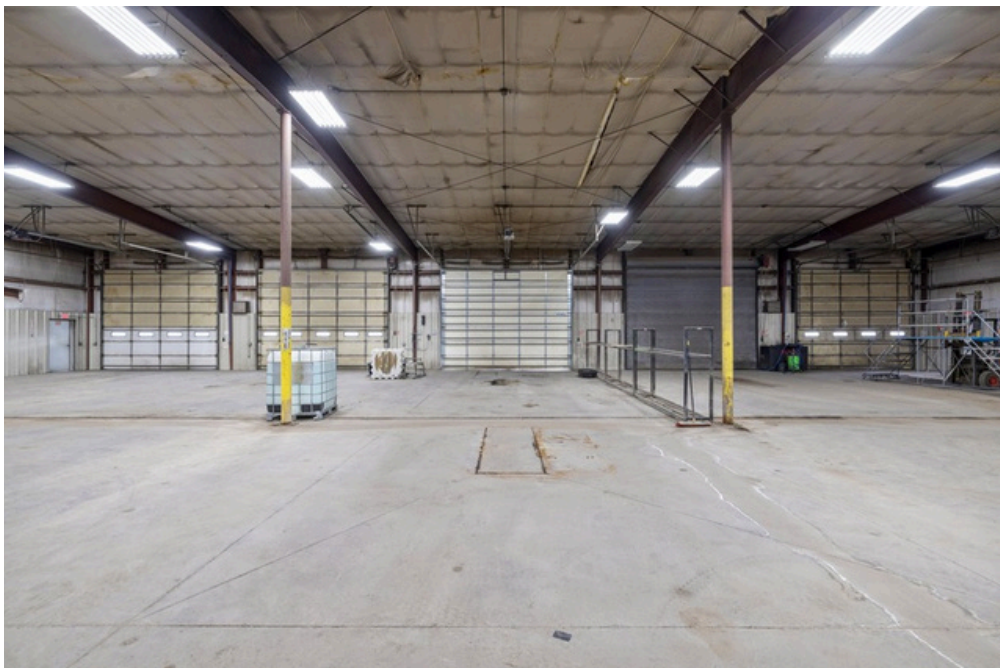
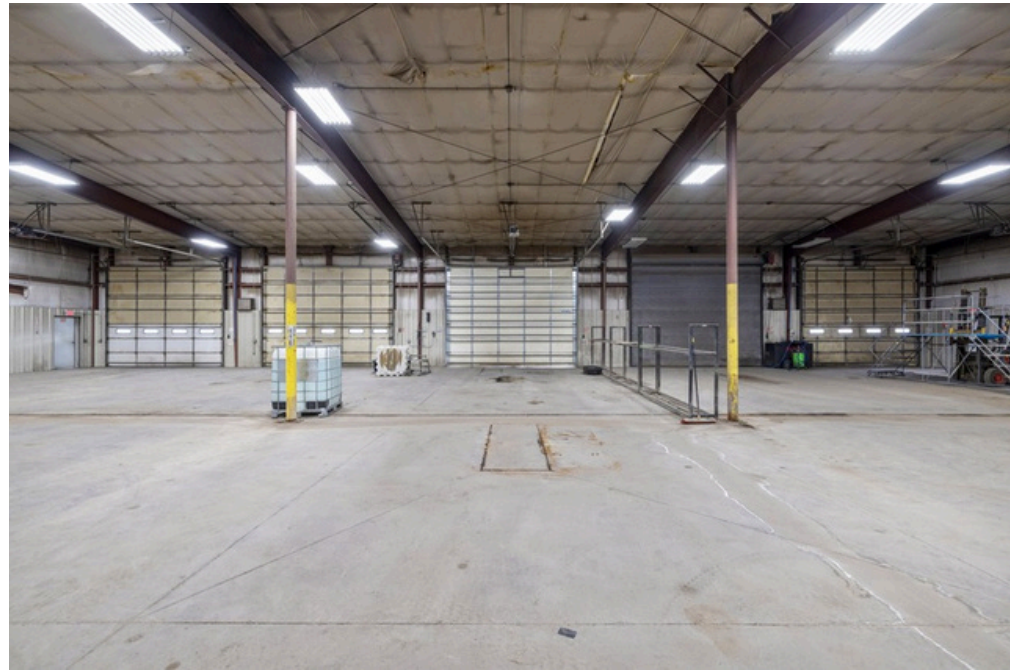


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