



CBRE

FOR SALE OR LEASE



100 S BROADWAY ST

BELGRADE, MONTANA 59714

48,179 SF - RAIL-SERVED INDUSTRIAL BUILDING IN THE GREATER BOZEMAN AREA

BUILDING SUMMARY

CBRE is proud to present this prime, rail served industrial leasing opportunity in Belgrade, Montana. The Property is located in close proximity to the Bozeman Yellowstone International Airport, in the heart of Belgrade. This Property boasts, 48,179 SF of improved industrial space and a 15-minute drive to downtown Bozeman.



PRIMARY LOADING DOCK NORTH SIDE



PROPERTY HIGHLIGHTS

| | |
|------------------------|---|
| Available | August 1, 2025 |
| Total Footprint | 48,179 SF |
| Mezzanine | 2,052 SF |
| Basement | 2,218 SF |
| Office SF | 3,990 SF |
| Clear Height | 16' - 26' |
| Dock High Doors | 9 total - 1 rail box car loading |
| Grade Level Doors | 5 Total - 4 Enter into the full length semi-truck digital scale - State Certified |
| Large equipment access | 14X14 overhead door |
| Rail Service | est. 2 Acres Leased from BNSF served with two sidings |
| Electrical Service | Two 480V, 3-Phase power |
| Insulation | Fully CORBOND™ Insulated Building - Energy Efficient |
| Sprinkler System | .20 GPM/SQF, 1,500 SQF |

Covered dock area could be finished as additional industrial space if required.



MAIN ENTRANCE W/ WHEELCHAIR RAMP

★ 100 S BROADWAY

1 BOZEMAN YELLOWSTONE
INTERNATIONAL AIRPORT

2 MINT CAFE AND BAR
27 E MAIN ST, BELGRADE,
MT 59714

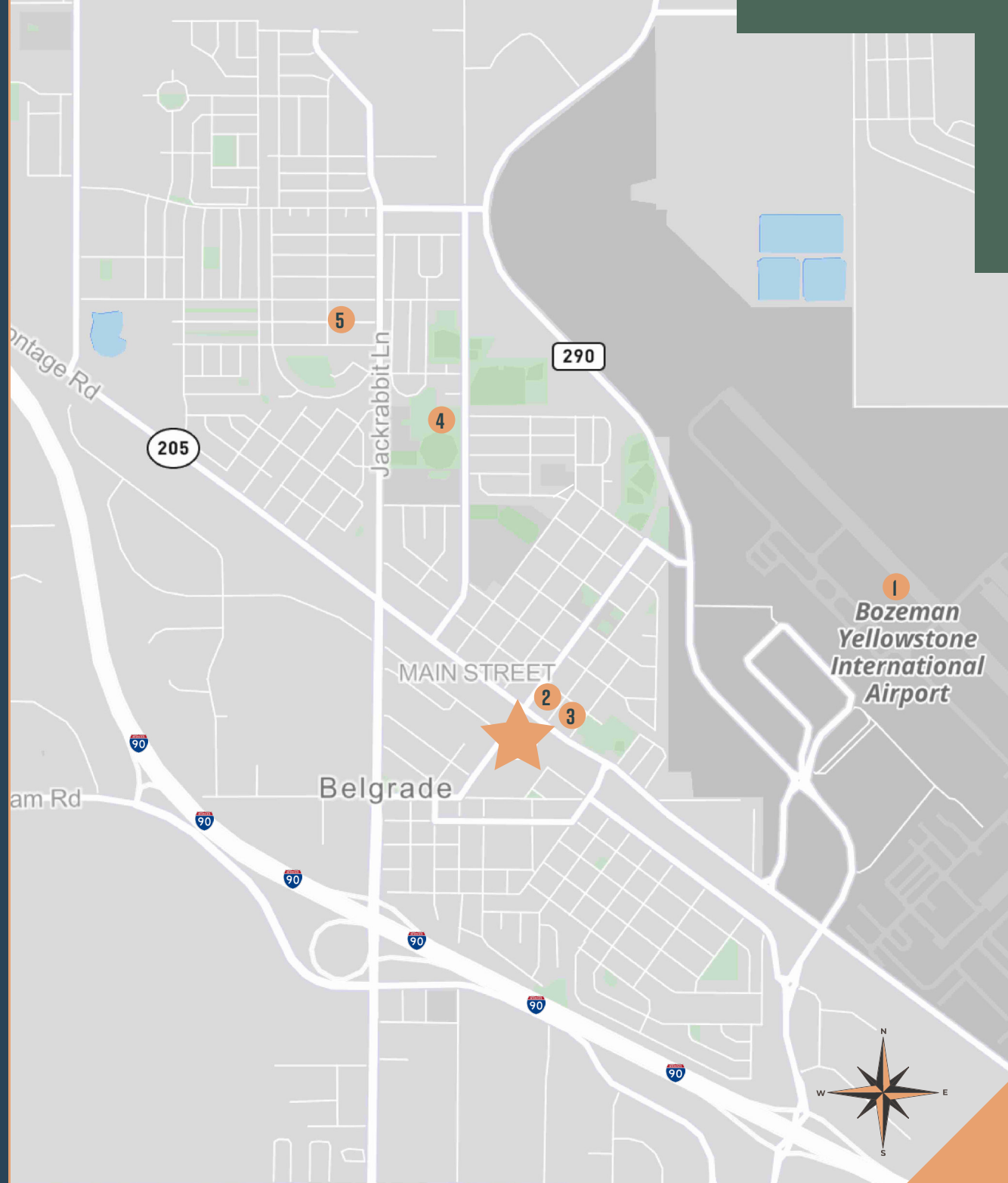
3 BAR 3 BBQ
100 SOUTH BROADWAY
BELGRADE, MONTANA 59714

4 BELGRADE HIGH SCHOOL
SPECIAL EVENTS CENTER
220 SPOONER RD,
BELGRADE, MT 59714

5 DOWNTOWN
BELGRADE MT

15

Minute Drive to
Downtown Bozeman



EXTERIOR



EXTERIOR



WEST MAIN ENTRANCE WITH
WHEELCHAIR ACCESS



TRUCK LOADING AREA



TANK AND HOPPER RAIL
GRAVITY UNLOAD



TRUCK SCALE HOUSE AND LOADING AREA

OFFICE



MAIN ENTRANCE/LOBBY



CONFERENCE ROOM

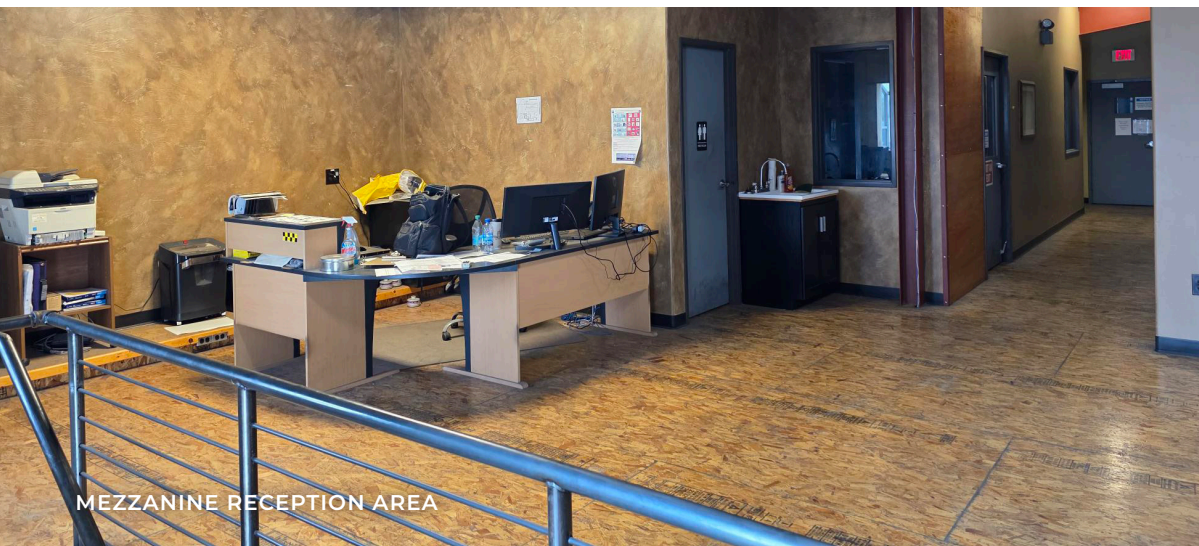


MEZZANINE HALLWAY.
TWO OFFICES TO THE LEFT.
LAB AND RECEPTION AREA
TO THE RIGHT



PLANT MANAGER OFFICE WITH
WALK-IN SAFE

OFFICE



MEZZANINE RECEPTION AREA



STAGING AREA GOOD FOR PARCEL DELIVERY



LAB AREA



BREAK ROOM ON PLANT FLOOR

MANUFACTURING & DISTRIBUTION



PRIMARY PRODUCTION AREA



PRIMARY LOADING
DOCK DOORS INTERIOR



PRIMARY PRODUCTION AREA



STORAGE AREA

MANUFACTURING & DISTRIBUTION



PRIMARY PRODUCTION AREA



PRIMARY LOADING DOCK INTERIOR

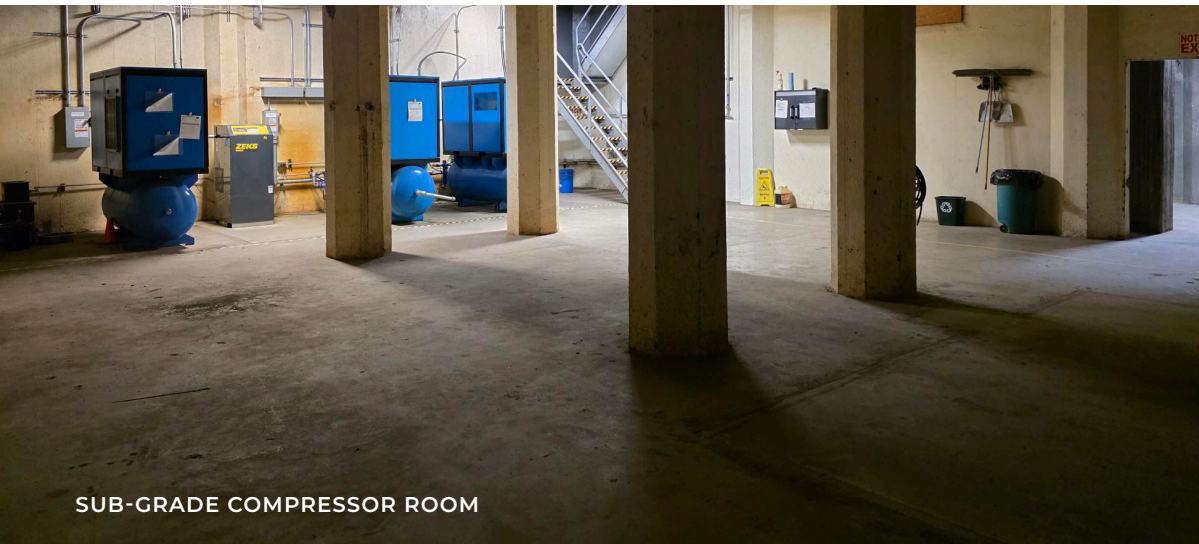


SECONDARY PRODUCTION



SCALE HOUSE FEATURING ONE FULL LENGTH SEMI-TRUCK DIGITAL SCALE - STATE CERTIFIED

UTILITIES



SUB-GRADE COMPRESSOR ROOM

HYDRAULIC - SYSTEM

This building is protected by a Hydraulically Designed Automatic Sprinkler System.

| | |
|---|-------------------------|
| Location | WAREHOUSE |
| No. of Sprinklers | 241 |
| Basis of Design | |
| 1. DENSITY | 0.20 GPM/SQ. FT. |
| 2. DESIGNED AREA OF DISCHARGE | 1500 SQ. FT. |
| System Demand | |
| 1. GPM DISCHARGE | 375.5 GPM |
| 2. RESIDUAL PRESSURE AT THE BASE OF THE RISER | 47.9 PSI |

HYDROLOGICALLY-DESIGNED AUTOMATIC FIRE SPRINKLER SYSTEM

9550 Derby Drive
P.O. Box 18010
Billings, MT 59808
406-728-5231

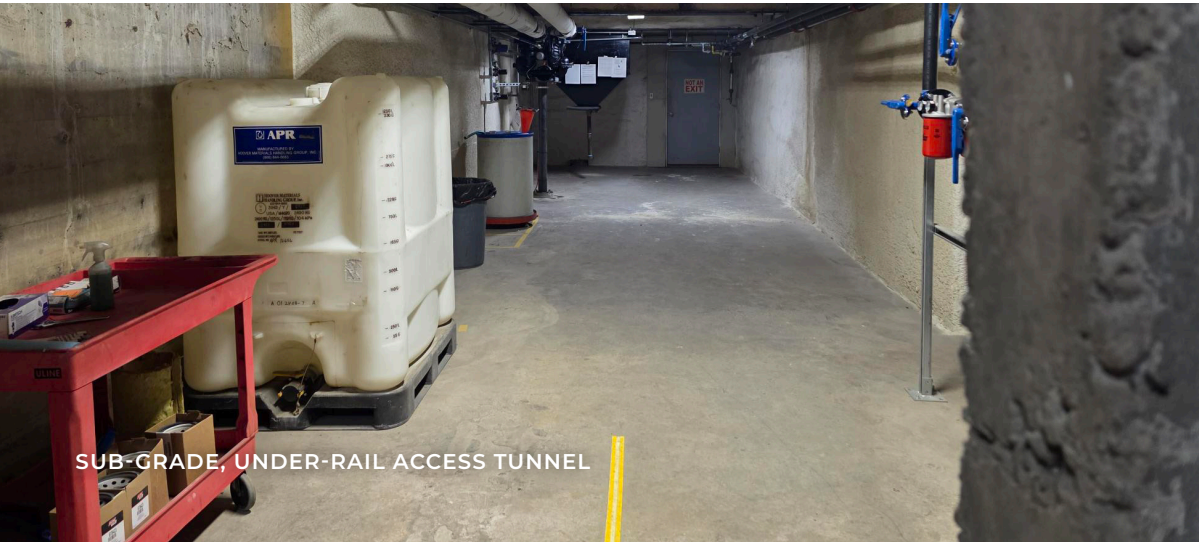


ELECTRICAL SERVICE & MOTOR-CONTROL CENTER



GAS METER WITH EARTHQUAKE SHUT-OFF

BASEMENT



SUB-GRADE, UNDER-RAIL ACCESS TUNNEL

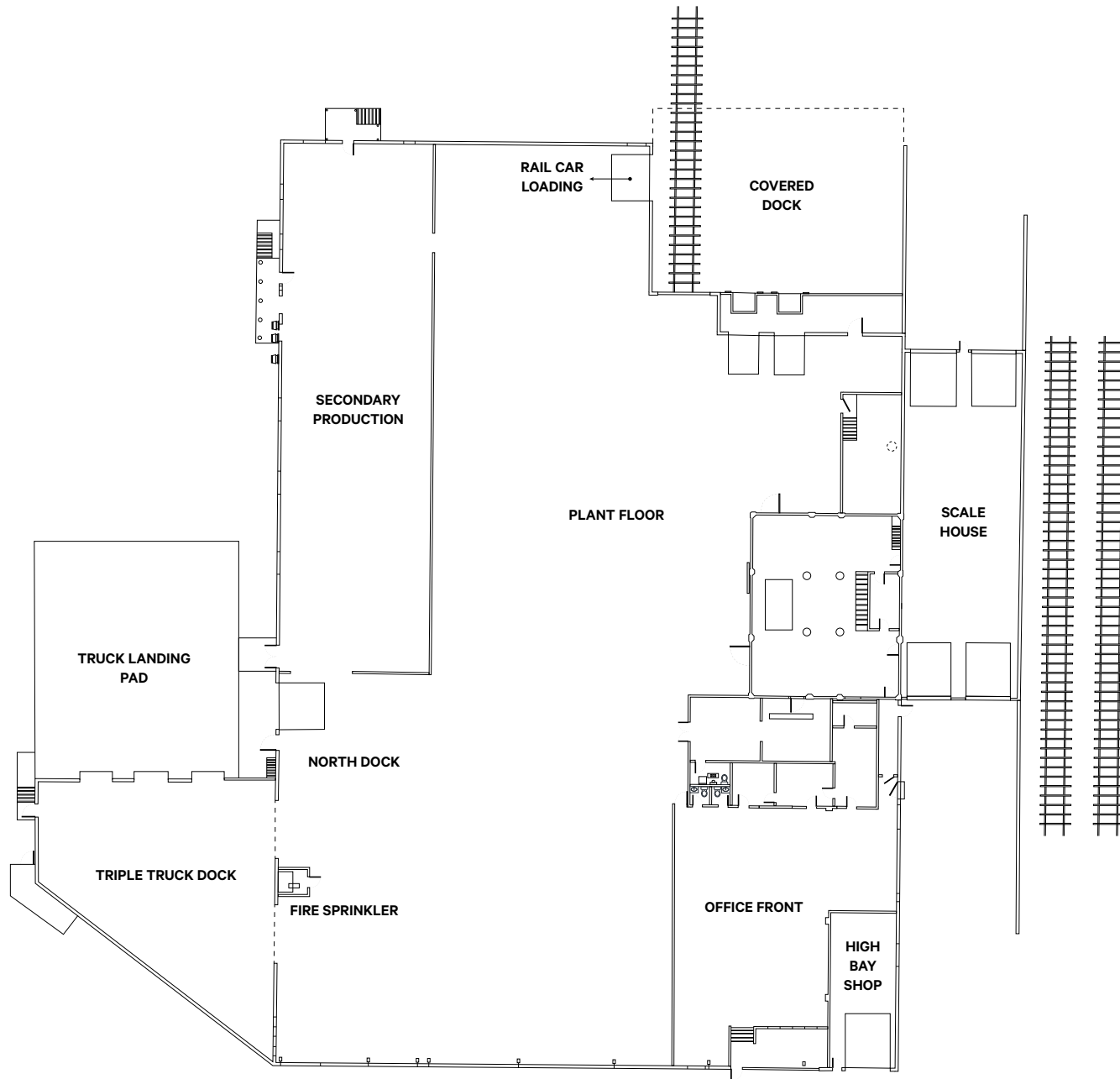


COMPRESSOR ROOM

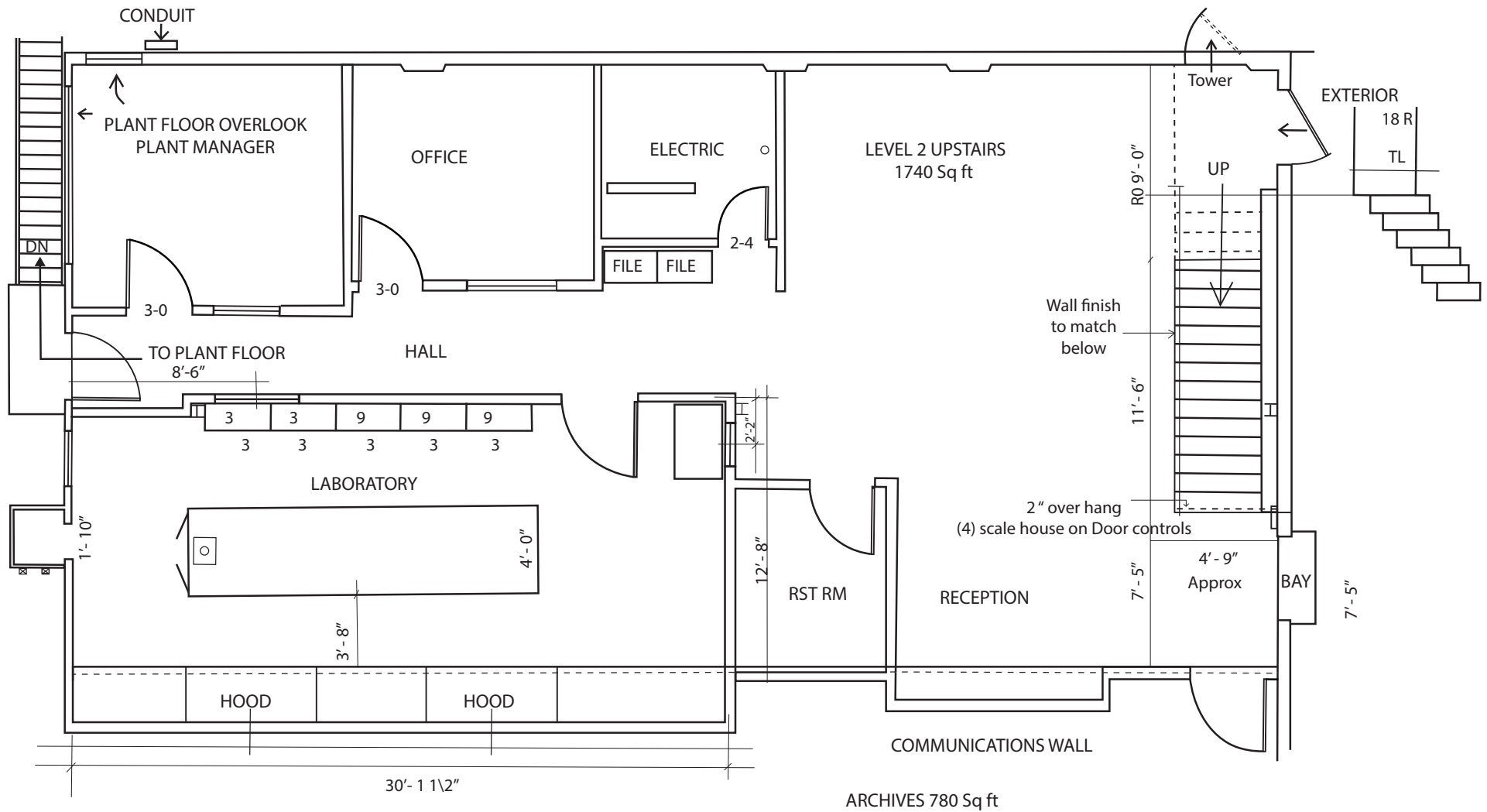


MAN-LIFT SHAFT

FLOOR PLAN: MAIN FLOOR



FLOOR PLAN: MEZZANINE



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BELGRADE, MONTANA 59714

48,179 SF - RAIL-SERVED INDUSTRIAL BUILDING IN BELGRADE, MONTANA



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CBRE

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