

FORMER CONVENTION CENTER, FOR LEASE

INDUSTRIAL/RETAIL USE

5500 MIDLAND RD
BILLINGS, MT 59101



OFFERING SUMMARY

Price	\$0.50/SFT/NNN *
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Building Size	45,000 SFT
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Land Area	2 AC - 5 AC
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Zoning**	CMU2
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*Year 1 Specialty Rate for Qualified Tenant's

**Zoning Instructions and Restrictions May Apply -
Please refer to the [Billings Zoning Standards](#)

PROPERTY OVERVIEW

The Former Montana Convention Center offers a versatile space ideal for various business uses. Perfectly suited for industrial warehouse, storage, entertainment, or retail, the property features a flexible layout that can easily adapt to your needs. With its prime location, this building is an excellent choice for businesses looking to expand or establish a presence in the area.



CLICK TO SEE
PROPERTY VIDEO

STEVEN DAINES

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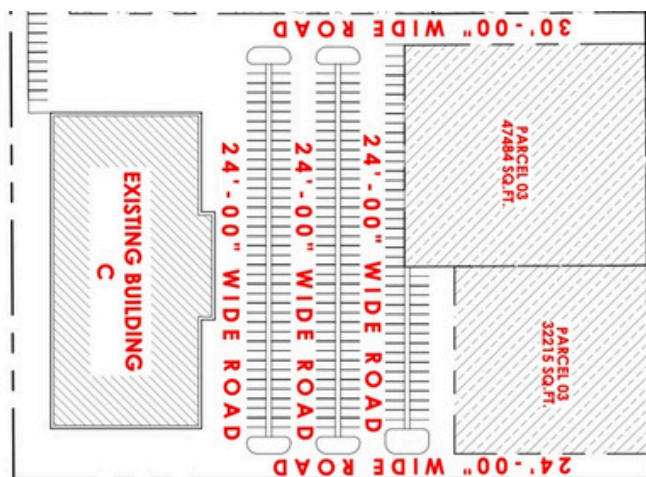


Building Details

Clear Height	Low Point - 13' High Point - 21'
Grade Level OHD	(1) - 12' x 16' (1) - 12' x 12'
Dock Door	(1) - 12' x 12'

Commerical Kitchen with Hooded Vent is included

2 AC Site Plan



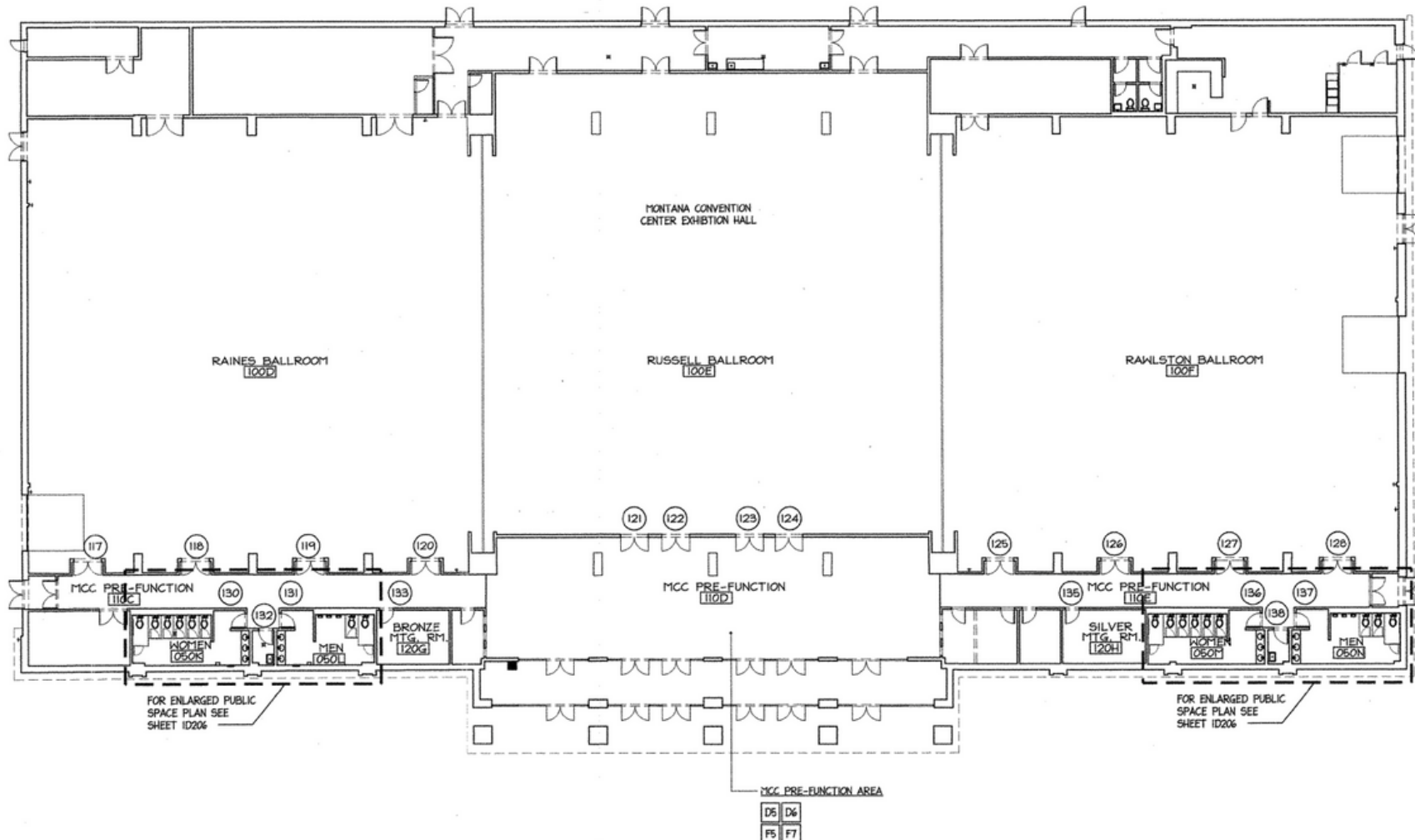
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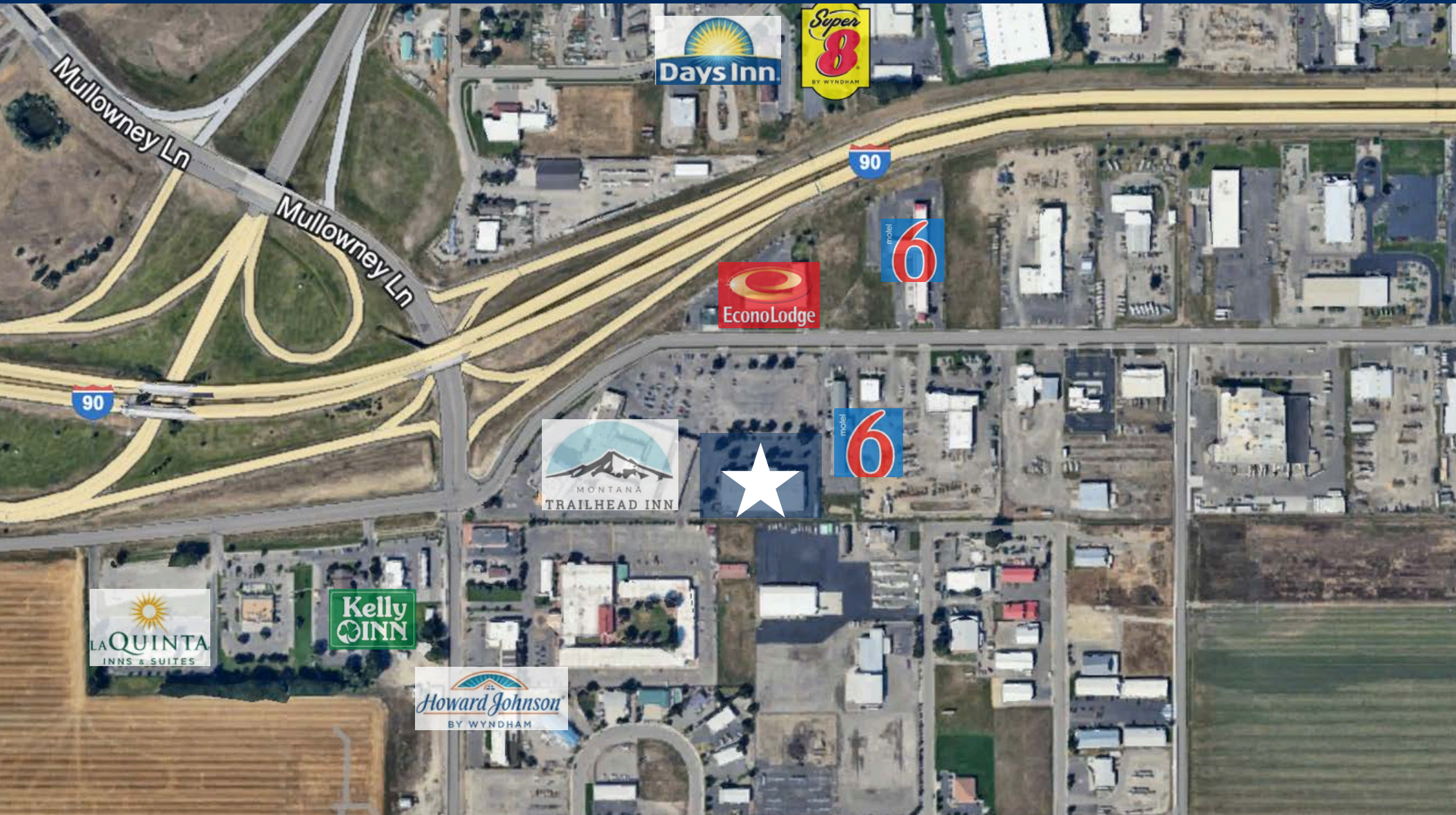
- Access to Mullaney Lane & Midland Rd.
- East & West I-90 Access

- 875 Hotel Rooms In Walking Distance
- Trailhead Inn Under Major Renovation

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DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS	1 MILE	3 MILE
Population	3,308	52,549
Households	1,424	23,064
Median Age	36	38
Median HH Income	\$61,765	\$59,305
Daytime Employees	6,488	38,789
Population Growth '24-'29	8.95%	8.19%
Household Growth '24-'29	9.20%	8.35%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
I-90	King Ave W	19,727
King Ave W	King Ave NW	22,452
Mullowney Lane	S Frontage Rd	9,825

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