

# FORMER CONVENTION CENTER, FOR LEASE

INDUSTRIAL/RETAIL USE

5500 MIDLAND RD  
BILLINGS, MT 59101



DAINES CAPITAL  
COMMERCIAL REAL ESTATE



## 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.

## OFFERING SUMMARY

**Price** \$0.50/SFT/NNN \*

**Building Size** 45,000 SFT

**Land Area** 2 AC - 5 AC

**Zoning\*\*** CMU2

\*Year 1 Specialty Rate for Qualified Tenant's

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



**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'

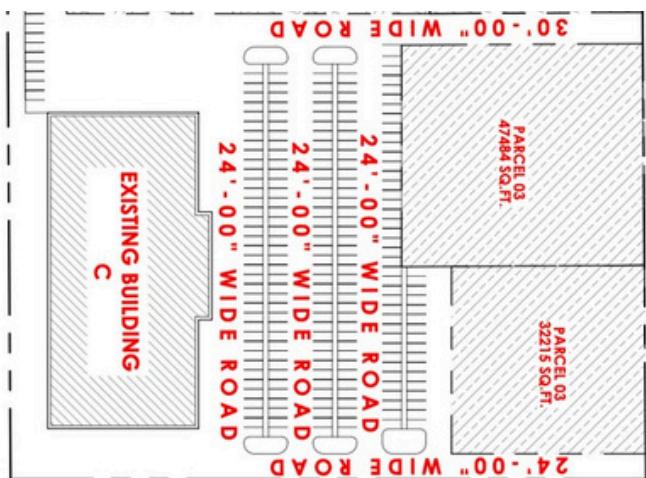
(1) - 12' x 12'

**Dock Door**

(1) - 12' x 12'

Commercial Kitchen with Hooded Vent is included

### 2 AC Site Plan



**5AC  
SITE PLAN**

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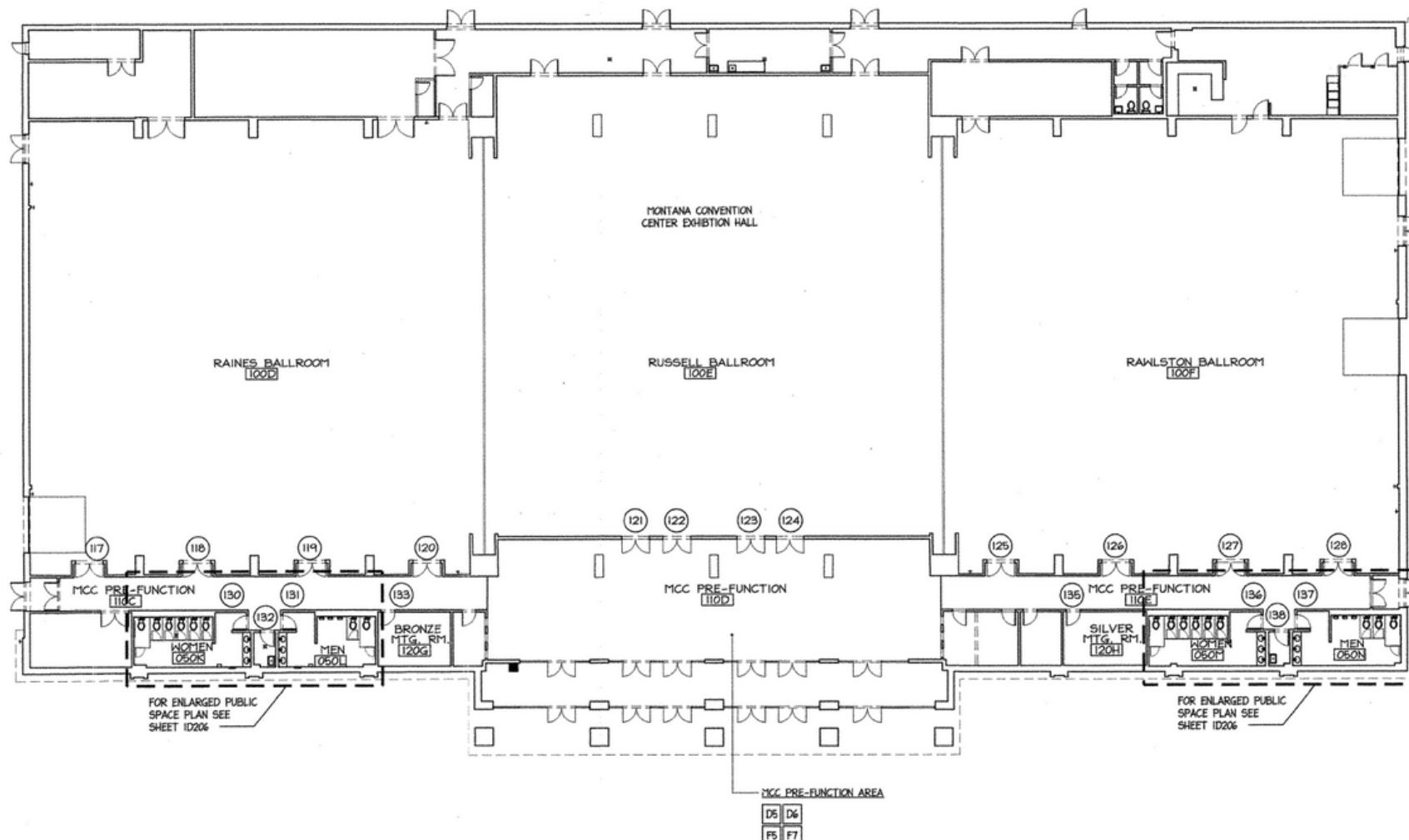
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- **Access to Mullowney Lane & Midland Rd.**
- **East & West I-90 Access**

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

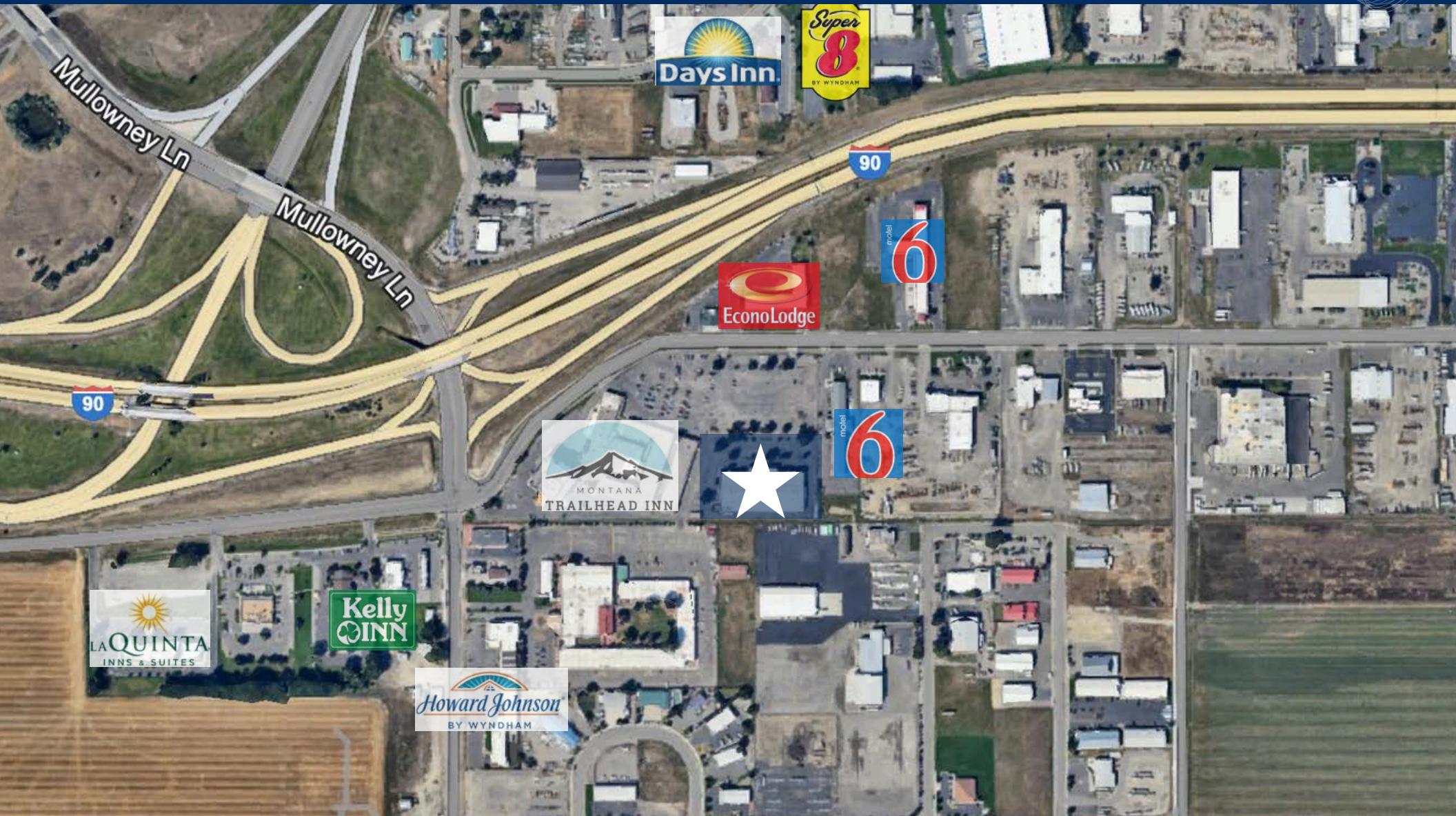
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DEMOGRAPHICS	1 MILE	3 MILE
Population	3,308	52,549
Households	1,424	23,064
Median Age	36	38
Median HH Income	\$61,765	\$59,305
Daytime Employees	6,488	38,789
Population Growth '24-'29	8.95%	8.19%
Household Growth '24-'29	9.20%	8.35%



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



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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