



# Billings Logistics Center

BILLINGS, MONTANA

## AVAILABLE FOR LEASE

- Brand New Warehouses
- Move-In Ready Suites



FOR LEASE



WAREHOUSE /  
DISTRIBUTION



21,121 - 175,400  
SQUARE FEET



# ±295,400 SF

NEW CONSTRUCTION

3218, Bldg. 100 & 3226, Bldg. 200  
Billings, Montana 59101

[naibusinessproperties.com](http://naibusinessproperties.com)

# NEWMARK



FOR LEASE



WAREHOUSE / DISTRIBUTION



21,121 - 175,400 SQUARE FEET



**Building 200**

- ±175,400 SF divisible to 43,200 SF
- ±32' Clear Ceiling Height
- Dock high loading
- Drive in access
- 200' Building Depth
- 270' Shared Truck Court
- 54' x 46' - 8" Column Spacing with 60' Speed Bays

**Building 100**

- 120,000 SF total
- 65,242 SF available divisible to 21,121 SF
- ±32' Clear Ceiling Height
- Dock high loading
- Drive in access
- 200' Building Depth
- 270' Shared Truck Court
- 54' x 46' - 8" Column Spacing with 60' Speed Bays

Asking  
\$9.50-\$11.00  
Per SF NNN

**Project Specifications**

- Two buildings totaling ±295,400 SF divisible to 21,121 SF
- Situated on ±23 Acres
- Concrete tilt up construction
- Build-to-Suit Offices
- ESFR Fire Protection
- 32' clear height
- Abundant Parking Spaces
- 22 trailer parking spots



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# Building 100

120,000 SF

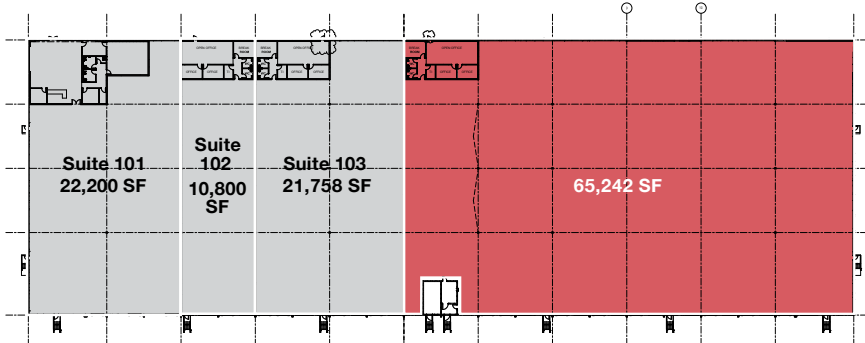
### LEASE INFORMATION: BUILDING 100

Lease Type: NNN

Lease Term: Negotiable

Total Space: 21,121 - 65,242 SF

Lease Rate: \$9.50-\$11.00 SF/yr



SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 100 - 1	Leased	22,200 SF	NNN		Drive in and Dock High access, (4+ Docks)
Building 100 - 2	Leased	10,800 SF	NNN		Dock access only (2+ Docks)
Building 100 - 3	Leased	21,758 SF	NNN		Drive in and Dock High Access (8+ Docks)
Building 100 - 4	Available	65,242 SF	NNN	\$9.50-\$11.00 SF/yr	Drive in and Dock High Access (12+ Docks)

# Building 200

175,400 SF

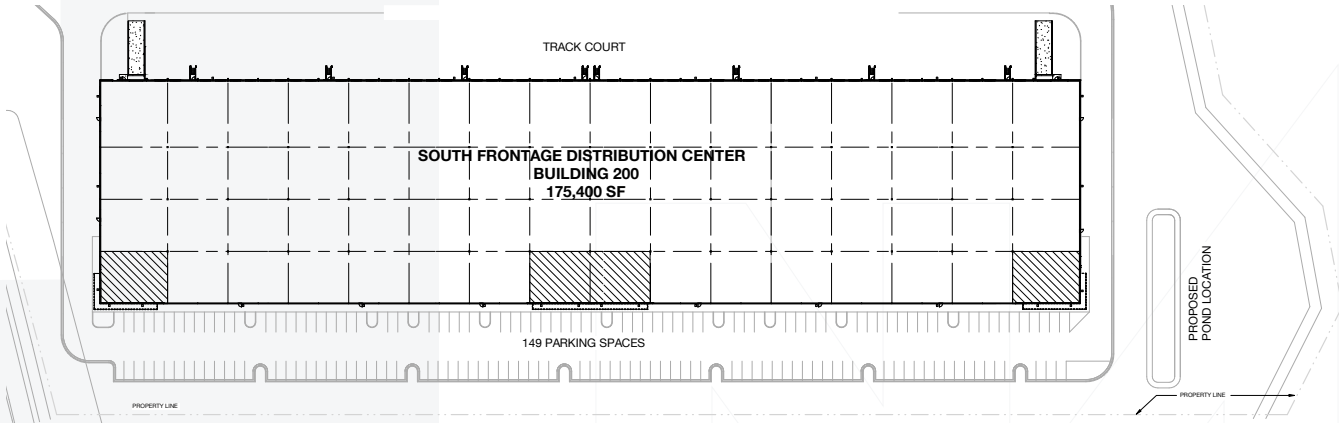
### LEASE INFORMATION: BUILDING 200

Lease Type: NNN

Lease Term: Negotiable

Total Space: 43,200 - 175,400 SF

Lease Rate: \$9.50-\$11.00 SF/yr



SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Building 200 - 1	Available	55,300 SF	NNN	\$9.50-\$11.00 SF/yr	Drive in and Dock High Access (10+ Docks)
Building 200 - 2	Available	43,200 SF	NNN	\$9.50-\$11.00 SF/yr	Dock High Access (8+ Docks)
Building 200 - 3	Available	76,900 SF	NNN	\$9.50-\$11.00 SF/yr	Drive in and Dock High Access (14+ Docks)



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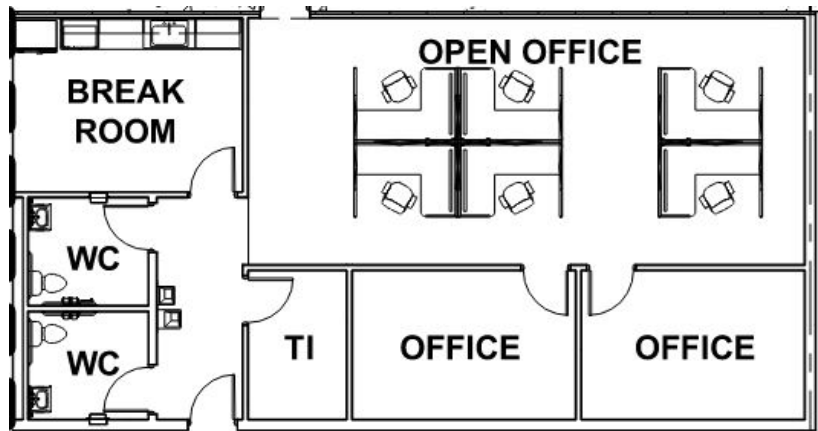
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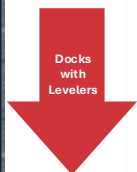
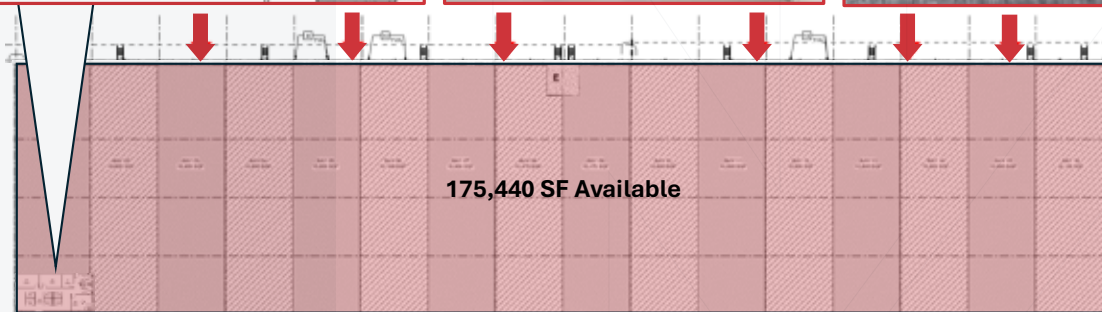
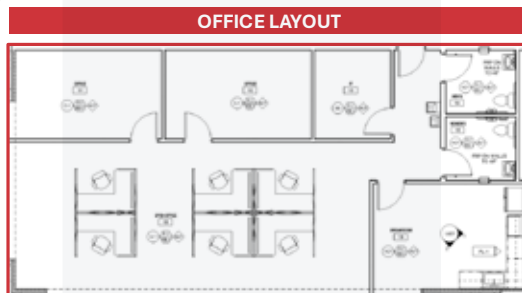


# Move-in Ready Spaces

**Suite 104**  
Pre-Built Office



**Suite 201**  
Pre-Built Office





# Project Specifications



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,954	73,332	129,033
Average Age	36.6	37.9	39.0
Average Age (Male)	36.9	36.0	38.2
Average Age (Female)	38.8	39.8	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,548	34,878	58,924
# of Persons per HH	2.6	2.1	2.2
Average HH Income	\$53,825	\$67,118	\$80,963
Average House Value	\$176,523	\$209,433	\$244,980

\*Demographic data derived from 2020 ACS - US Census

ELEMENT	DESCRIPTION
Address/Location	3218/3508 South Frontage Road, Billings, MT
SF	Total: 295,400 SF Building 100: 120,000 SF Building 200: 175,400 SF
Configuration	Rear Load
Dimensions/Columns	54' x 46'-8" (typical) 60' speed bays
Clear Height	32' at first column line
Construction	Concrete tilt-wall R-19 pinned rigid interior insulation
Slab	6" 4,000 psi reinforced at speed bay 10 mil vapor barrier
Roof	45 mil TPO single-ply R-35 insulation 15-year warranty
Dock Positions	Dock Position Total: 84 (9'x10') Building 100: 32 (16 Installed/16 Knock-Out Panel) Building 200: 52 (24 Installed/28 Knock-Out Panel) Drive-In Ramp Knock-Out Panel Total: 12 (12'x14') (6 each building)
Dock Equipment	Insulated doors with vision window Bumpers and z-guards only

ELEMENT	DESCRIPTION
Truck Courts	268' deep shared truck court 60' concrete apron 10' concrete dolly pad Heavy duty asphalt
Trailer Parking	22 spaces (shared)
Auto Parking	Total: +/- 270 spaces Building 100: +/- 111 Building 200: +/- 159
Office/Storefront	Building 100: 2 glass corner entry features Building 200: 2 glass corner entry features and 1 glass center entry feature
Clerestory	None (Knock-Out Panels for Future Install)
Paint	Painted exterior walls – 3 color textured No interior
Fire Protection	ESFR
Interior Lighting	Code minimum LED (trip protection)
Exterior Lighting	Code minimum
Air Changes	Code Minimum
Heating/Gas	Greenheck roof units Freeze protection only
Electric	Building 1: 1,600A service with house panel Building 2: 1,200A service with house panel
Water/Sewer	Water: 2" domestic line to each building (terminated inside) Sewer: 6" under-slab line under length of buildings



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# Property Overview

## Property Description

This Class A, high cube distribution facility offers excellent access to Interstate 90 and Interstate 94, ample parking, large truck court and a 32' clear height making it perfect for your distribution business. The structures will offer over 175,400 square feet demisable to 21,600 square foot spaces.



### OFFERING SUMMARY

Lease Rate:	\$9.50 - 10.50 SF/yr (NNN)
Available Contiguous SF:	21,600 - 175,400 SF
Lot Size:	23 Acres
Total Building Size:	295,400 SF



**Lease Rate:**  
\$9.50 - 10.50 SF/yr (NNN)

## Property Highlights

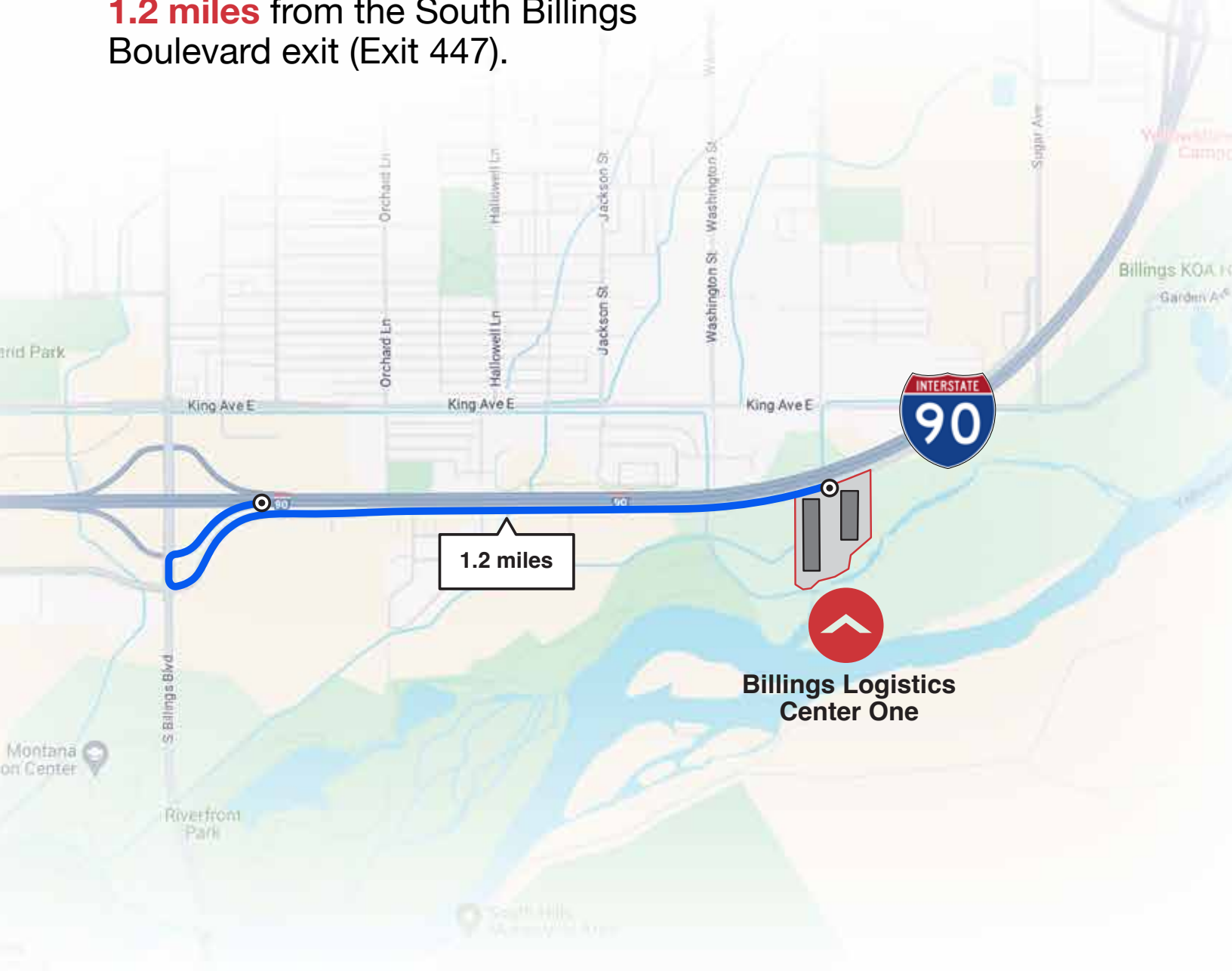
- Concrete Tilt Up Construction
- Shared 270' deep Truck Court
- (22) Extra Trailer Parking
- Potential Office/Retail Front
- Demisable to 21,600 SF
- Cold Shell Turnover
- ESFR Sprinkler System
- 270 Auto Parking Spaces
- 1200-1600 Amp Service (per building)





# Location

The property is conveniently located **1.2 miles** from the South Billings Boulevard exit (Exit 447).



1.2 miles



**Billings Logistics Center One**



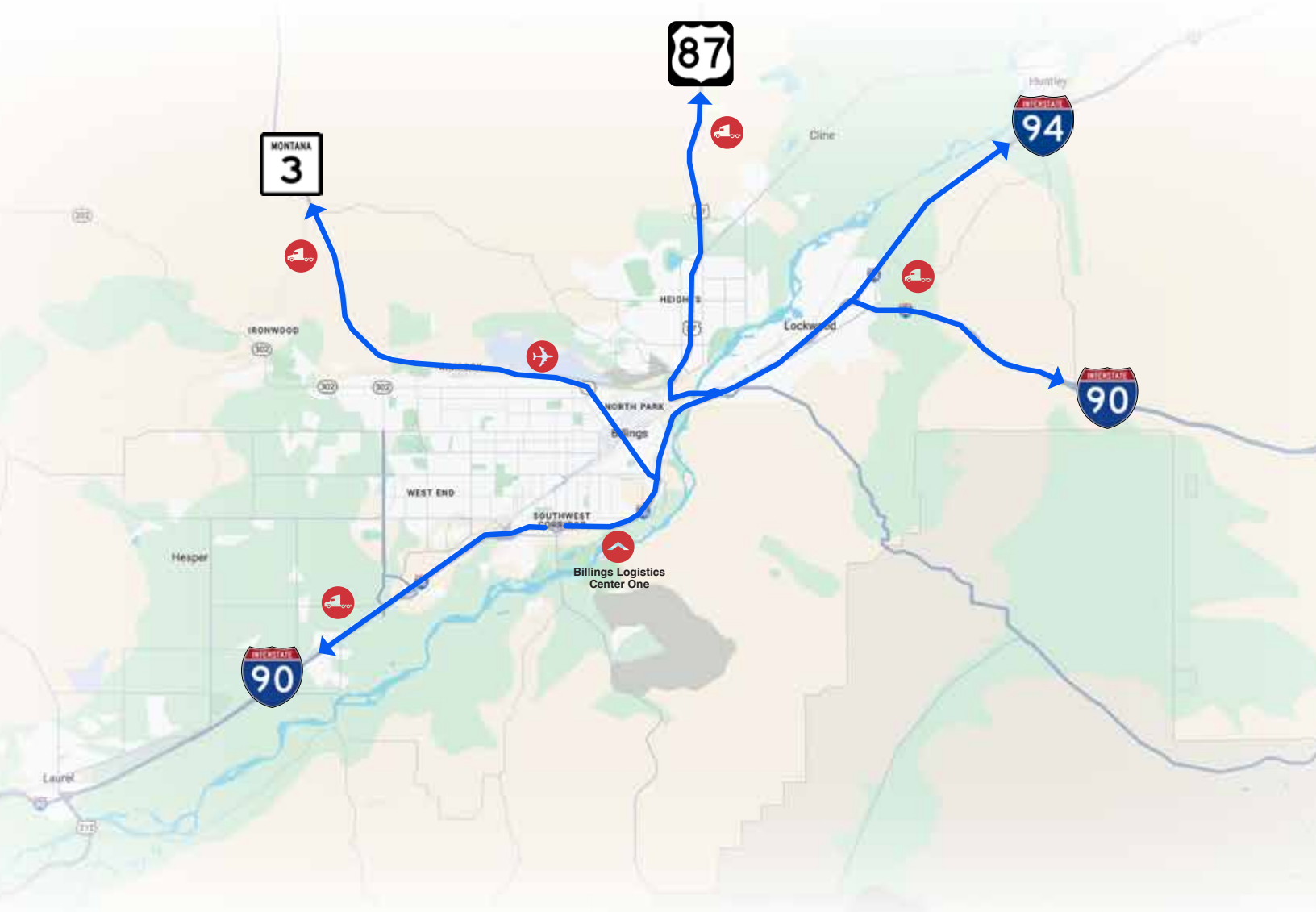




# Location



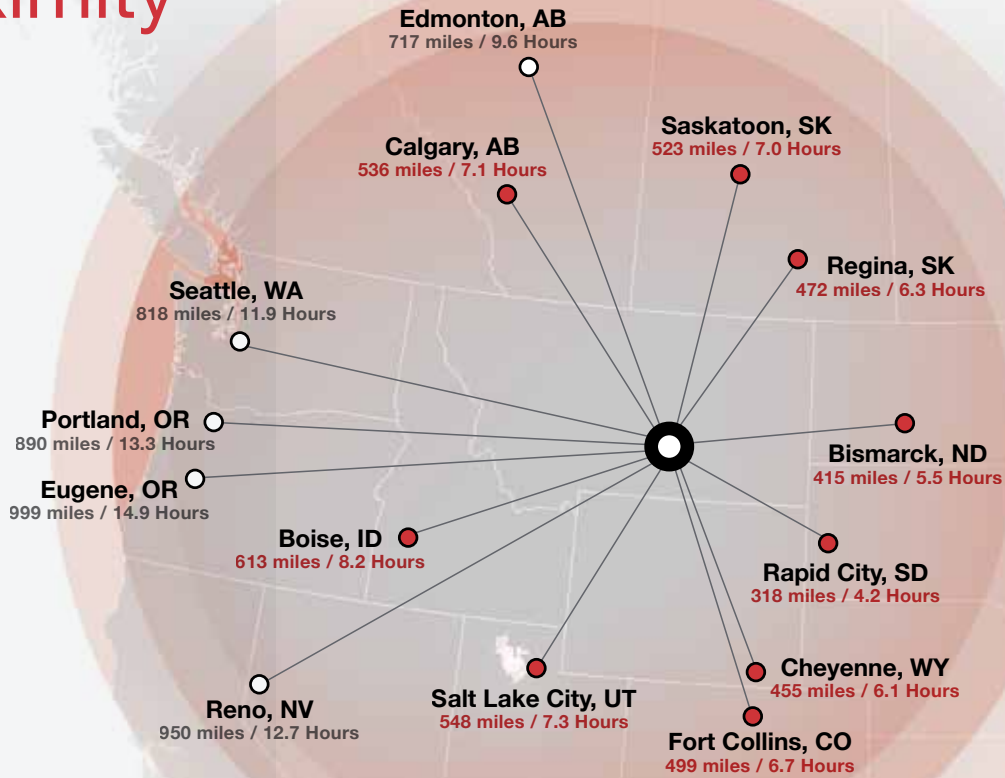
The property has easy access to both **I-90** and **I-94**.







# Strategic Proximity



## Billings offers **strategic proximity** to major cities in the Pacific Northwest, Midwest and Canada.

Billings is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and Interstate 94 means Montana's major cities including Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Billings Logan International Airport round out the city's access to a multimodal transportation network.





FOR LEASE

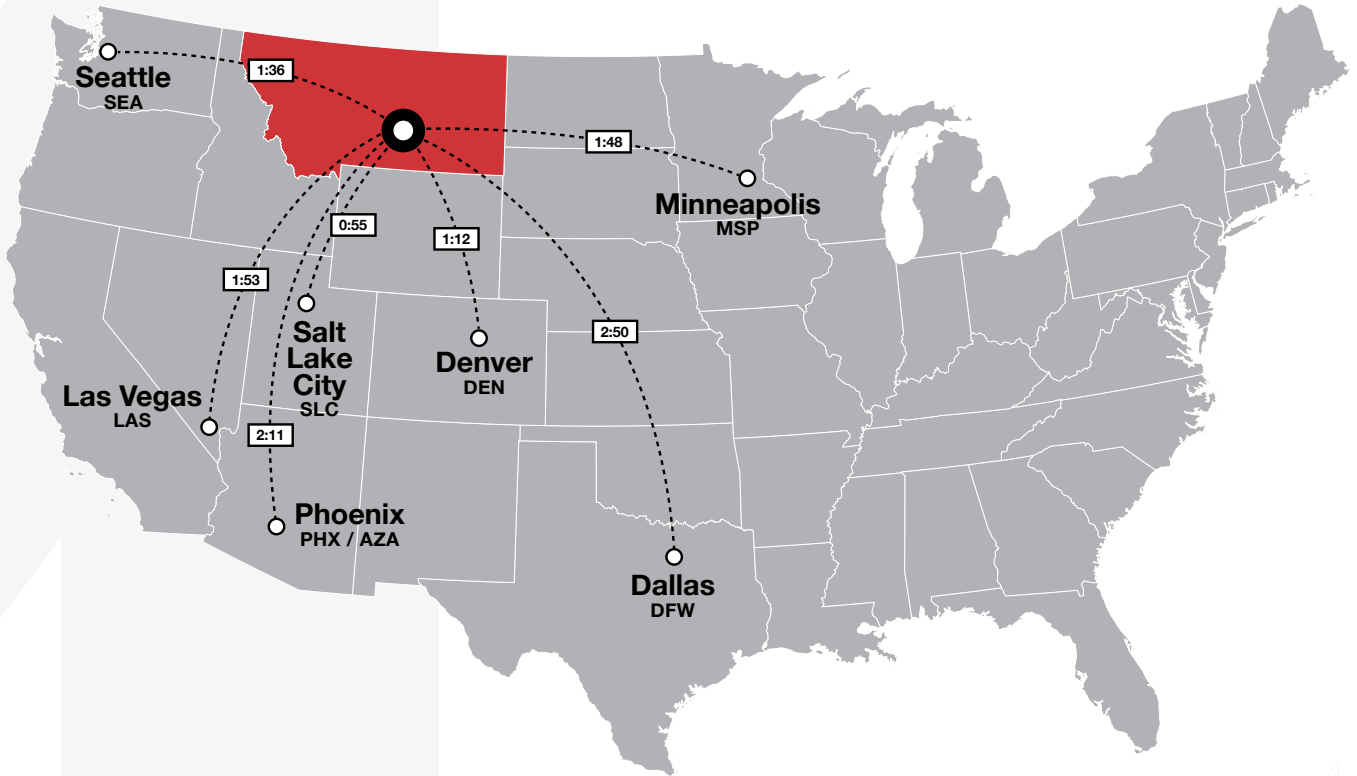


WAREHOUSE / DISTRIBUTION



21,121 - 175,400 SQUARE FEET

# Strategic Proximity



Billings Logan International Airport offers **direct flights** to major cities on the West Coast and in the Midwest



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# **NAI** Business Properties

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