

9,750 SF PRIME WAREHOUSE SPACE

INCLUDES OFFICE SPACE

167 ALL WEST TRAIL BOZEMAN, MT 59718

FOR SUBLEASE



LEASE RATE \$18.00 SF/YR

PROPERTY HIGHLIGHTS

- 9,750 SF Industrial Flex
- For Sublease
- Across (2) Units in a Commercial Condominium
- Warehouse Includes (1) 20' Roll-Up Door & (2) Gas Heating Units
- First Floor Office Space Includes a Bright Reception Area, (1) Restroom, Kitchenette, Storage Closet, (2) Private Offices, a Conference Room, 30' x 30' Marketing & Video Production Facility, and Communications Closet
- Second Floor Office Space Includes an Open Work Area with (6) Cubicles, (3) Private Offices, a Work Bench, and Balcony Overlooking Warehouse
- Fire Protection Sprinkler System Throughout
- WiFi Service & Video Surveillance Available Across Campus
- Shared Wall with Mountain Tough Gym to the West - Anticipated to Be Fully Vacant by June 2025

PROPERTY HIGHLIGHTS

- Option to Retain Like-New Furnishings
- Built: 2021
- Zoned: MU | Mixed-Use
- Ideal Location in Bozeman's Rapidly Growing West Side

Paul Lencioni

Broker

406.404.6840

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AERIAL PHOTOS



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EXTERIOR PHOTOS



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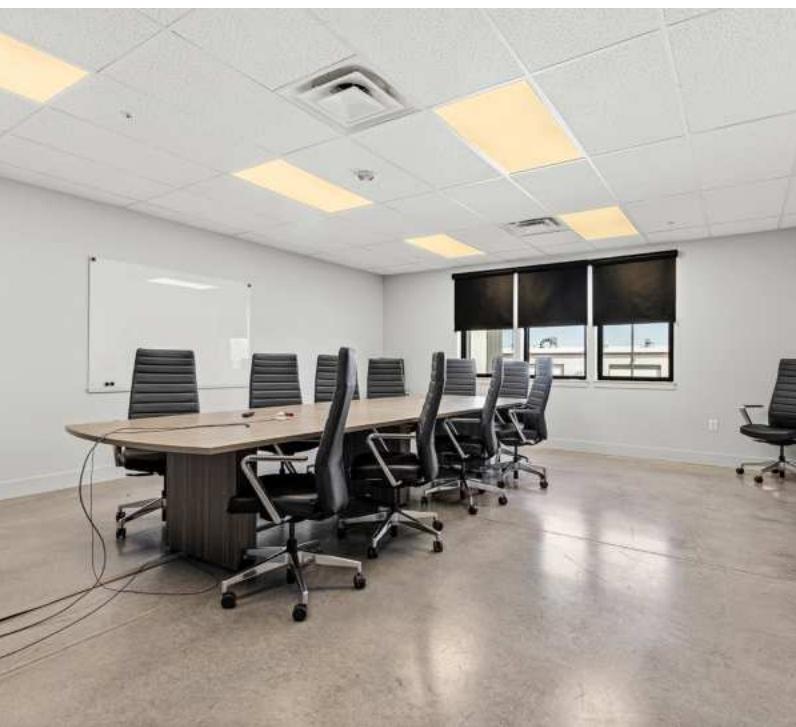
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COMMON AREA PHOTOS



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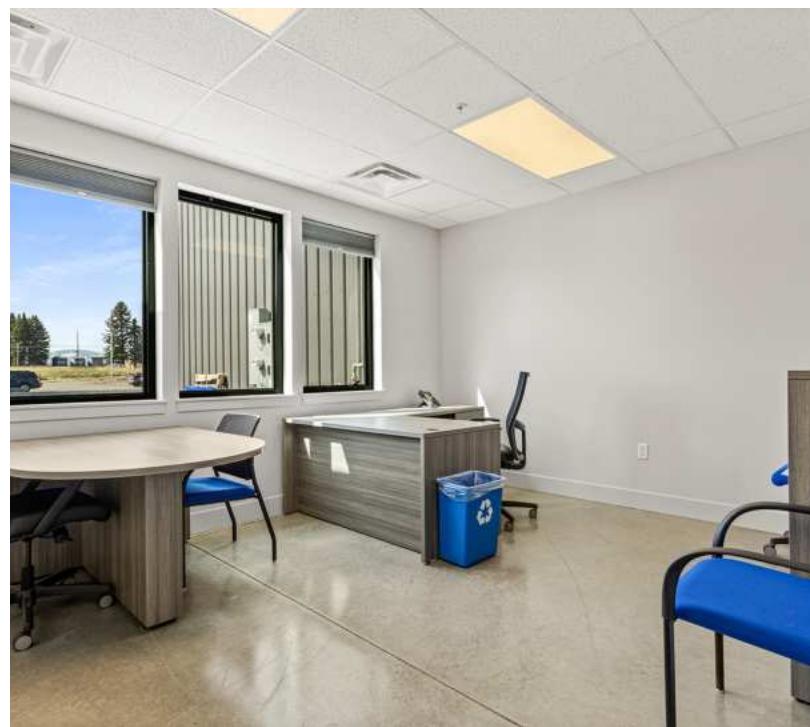
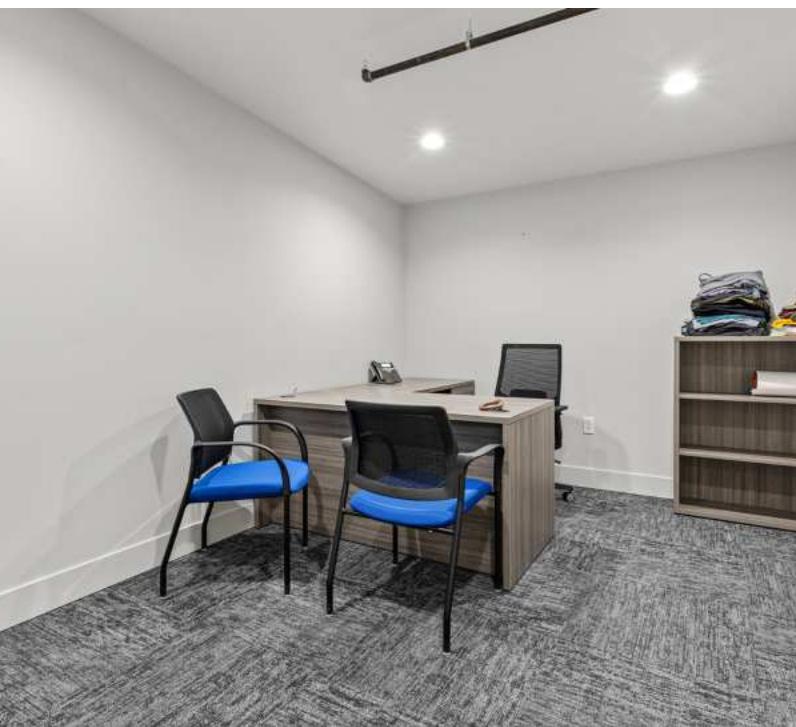
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OFFICE PHOTOS



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WAREHOUSE PHOTOS



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RETAILER MAP



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