



SterlingCRE
ADVISORS

Prime Mixed-Use Warehouse with Three-Phase Power and Easy Regional Access

6597 Falcon Lane
Bozeman, Montana
±1.22 acres | ±10,388 SF

Exclusively listed by:

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Opportunity Overview

SterlingCRE Advisors is excited to introduce 6597 Falcon Lane in Bozeman, Montana. Don't miss out on this opportunity to own or lease this ±10,388 SF warehouse, strategically located near the junction of Huffine Lane and Highway 191.

Offering an adaptive layout, this well-maintained building will accommodate a variety of uses. With three-phase power, a flexible layout including office and warehouse, and easy access to Bozeman and Belgrade, the amenities meet the needs of many user types. The building has one private office, two restrooms, and break-room. Convenient loading includes (1) dock high loading door in addition to (2), grade level doors. The property sits in a flexible, Mixed-Use zoning district allowing for a variety of uses.

This is an excellent opportunity to capitalize on Gallatin Valley's growing industrial market. With easy access to Bozeman, Belgrade, and Big Sky, this property is ideal for a business to expand its regional reach and operate in a high demand area.



Address	6597 Falcon Lane, Bozeman, Montana
Property Type	Industrial/Warehouse
Sale Price	\$2,400,000
Lease Price	\$13.00/SF, NNN
Estimated NNN	Estimated \$1.64/SF for taxes and insurance; tenant to contract with maintenance vendors for site services and utilities at tenants expense
Total Square Feet	± 10,388 Square Feet
Total Acreage	±1.22 Acres

Interactive Links

 [Link to Listing](#)

 [Street View](#)



Interactive Links

Property Details

Address	6597 Falcon Lane
Property Type	Industrial/Warehouse
Total Acreage	±1.22 Acres
Services	Private well, Septic System, 3-Phase Power
Access	South on Falcon Lane From Huffine Lane
Zoning	MU: Mixed Use (Four Corners Neighborhood Zoning Jurisdiction)
Geocode	06-0798-18-2-02-03-0000
Traffic Count	±25,670 AADT on Huffine Lane
Year Built	2003
Parking	Surface Lot





Centrally located

- ±6.3 miles from downtown Bozeman
- ±9.1 miles from downtown Belgrade



Opportunity to capitalize on the continued growth along Huffine Lane



Well-maintained building with a flexible office space, large warehouse, break area and restrooms



Ample dedicated parking for customers and employees



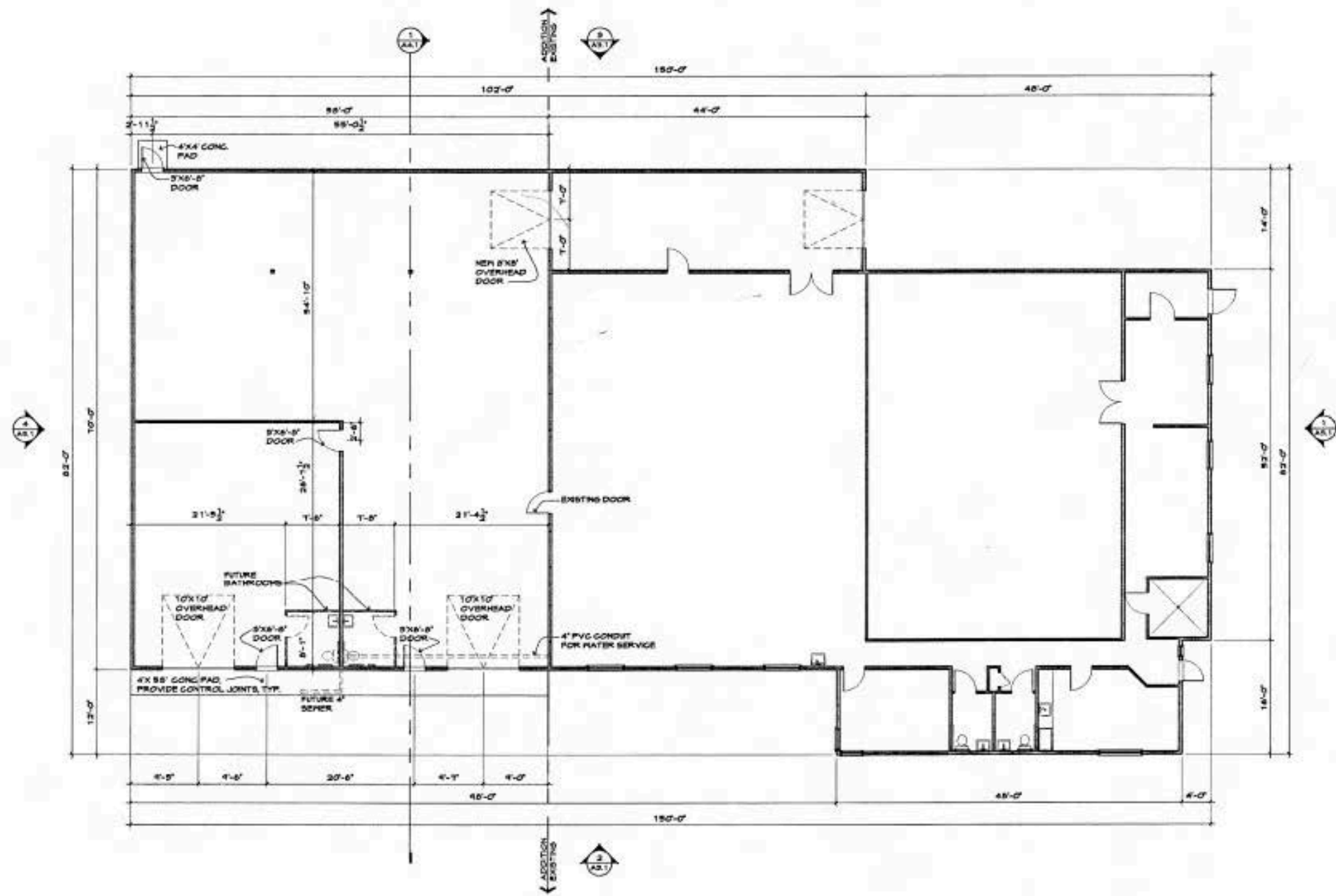
One (1) dock high door and two (2) grade level overhead doors

Centrally Located Industrial Space for Lease

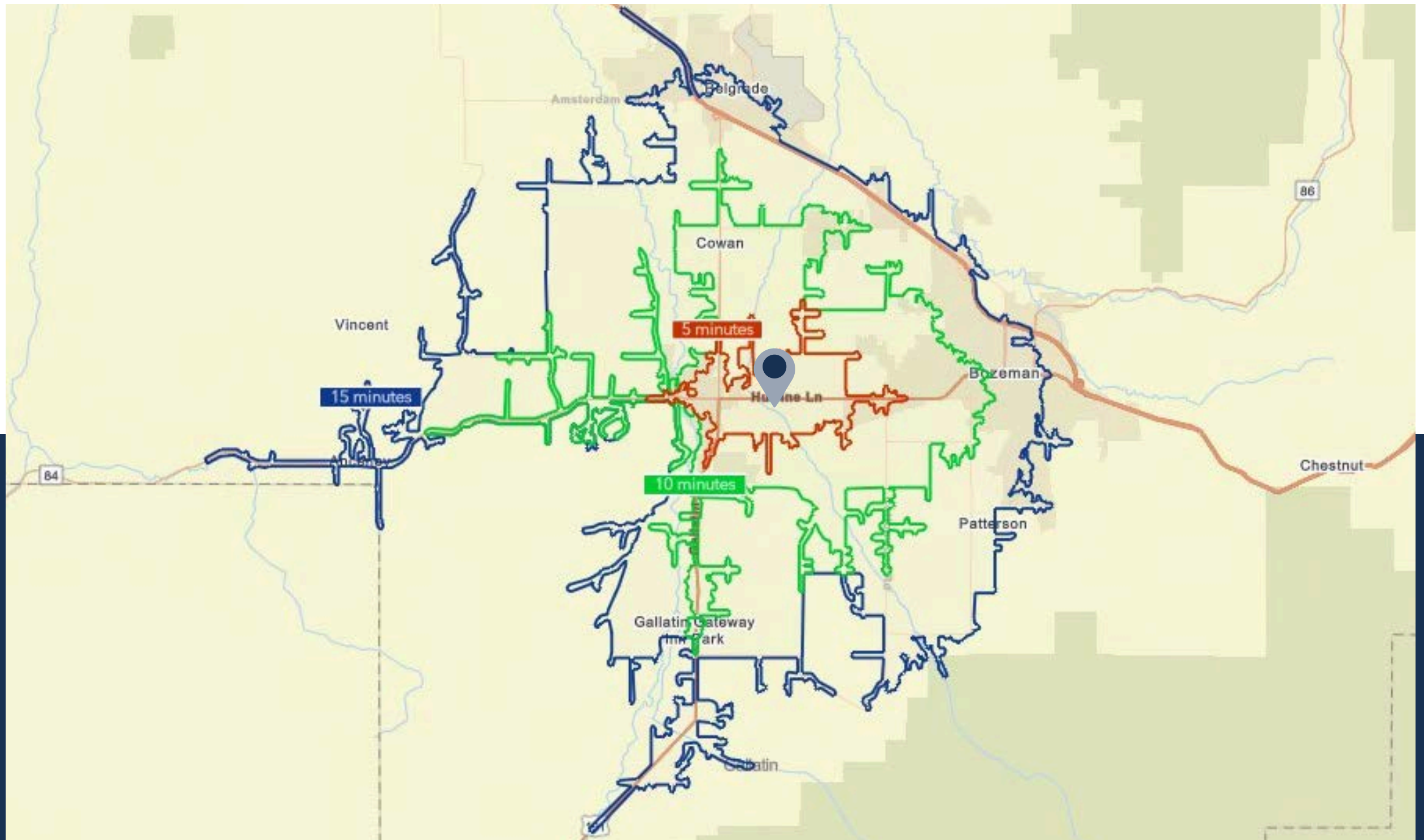
Located along Huffine Lane in between downtown Bozeman Four Corners







1 FLOOR PLAN
 A22 SCALE 1/8" = 1'-0"



Drive Time Map

KEY FACTS

0 - 1 miles

2,963

Population

37.4

Median Age

2.4

Average Household Size

\$74,736

Median Household Income

815

2023 Owner Occupied Housing Units (Esri)

442

2023 Renter Occupied Housing Units (Esri)

BUSINESS

0 - 1 miles



148

Total Businesses



2,697

Total Employees

HOUSING STATS

0 - 1 miles



\$364,919

Median Home Value



\$12,834

Average Spent on Mortgage & Basics



\$1,038

Median Contract Rent

2023 Households by income (Esri)

0 - 1 miles

The largest group: \$35,000 - \$49,999 (17.2%)

The smallest group: \$25,000 - \$34,999 (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	5.5%	-4.1%	<div style="width: 5.5%;"></div>
\$15,000 - \$24,999	7.6%	+0.3%	<div style="width: 7.6%;"></div>
\$25,000 - \$34,999	4.1%	-4.6%	<div style="width: 4.1%;"></div>
\$35,000 - \$49,999	17.2%	+4.7%	<div style="width: 17.2%;"></div>
\$50,000 - \$74,999	15.8%	-0.8%	<div style="width: 15.8%;"></div>
\$75,000 - \$99,999	16.5%	+3.5%	<div style="width: 16.5%;"></div>
\$100,000 - \$149,999	13.4%	-1.3%	<div style="width: 13.4%;"></div>
\$150,000 - \$199,999	7.6%	+0.2%	<div style="width: 7.6%;"></div>
\$200,000+	12.3%	+2.0%	<div style="width: 12.3%;"></div>

Bars show deviation from Missoula County

Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles	Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles
2022 Total Population	2,963	18,346	43,357	2022 Per Capita Income	\$48,883	\$38,569	\$42,010
2022 Household Population	2,962	17,833	41,402	2022 Median Household Income	\$74,736	\$53,344	\$57,879
2022 Family Population	2,162	11,075	24,348	2022 Average Household Income	\$109,644	\$80,495	\$93,764
2027 Total Population	3,244	19,389	44,294	2027 Per Capita Income	\$59,066	\$45,960	\$49,056
2027 Household Population	3,243	18,876	42,339	2027 Median Household Income	\$85,202	\$64,380	\$69,449
2027 Family Population	2,364	11,696	24,663	2027 Average Household Income	\$132,146	\$95,311	\$108,821

Bozeman Air Service

Bozeman Yellowstone International Airport offers **direct flights** to major cities on the east and west coasts.

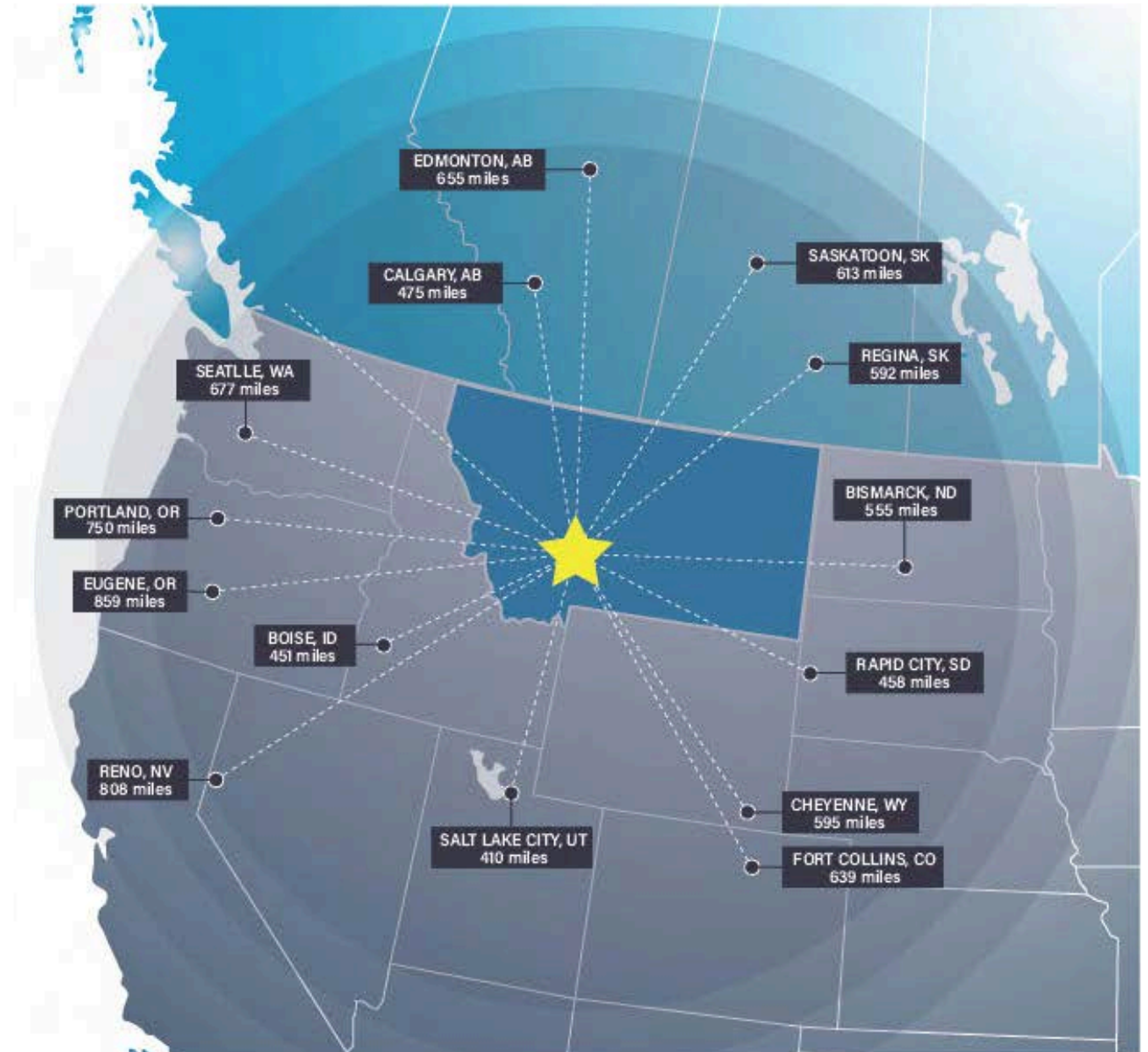


Bozeman Access

Bozeman offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

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

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



Top Employers

Montana State University

5,000+ employees

Bozeman Health

1000+ employees

Oracle

250+ employees

Kenyon Noble Lumber & Hardware

250+ employees

Bozeman Public School District

1,000+ employees

Simm's Fishing Products

100+ employees

Glacier Bancorp

100+ employees

Costco

100+ employees

Noteworthy



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

World's Greatest Places 2023

Time Magazine

James Beard Award Winning Restaurants

Four Bozeman/Belgrade chef's and restaurants nominated in 2023

#1 Best Micropolitan Economy in America

2018-2023

#5 Best Places to Retire

Self-Made

#3 Best Drinking Water in America

American Water Works, 2023

#1 Best College for Outdoor Sports & Recreation

Montana State University

300 Days of Sunshine a Year

Montana State University

Top 3% of colleges and universities in the nation for research expenditures

PEOPLE

42.9% Population Growth - 2012-2022

Bozeman has grown rapidly

Median Age 28 Years Old

The median age in the US is 39

68.8% Degreed

Associates degree or higher, 25.8% have a graduate level degree

31% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Management, Sales, Office and Administrative, Construction, Food Service

ACCESS

15 Minutes

Average Commute Time

12.8% Multimodal Commuters

Walk or bike to work

85 Hours Saved

85 hours saved in commute yearly over national average

24 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

5 Routes

Provided by a bus network across the City of Bozeman

7 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Tech Companies

Oracle, Snowflake (Warehousing), Next Frontier Capital (Investment), PFL Tech (Marketing), Schedulicity (Software), Bridger Photonics (LIDAR) and more.

36% Wage Growth

Over the past ten years

20% of Households have Self-Employment Income

A marker of the region's entrepreneurial mindset

Outdoor Gear Companies

Companies headquartered in Bozeman for outdoor gear include: Oboz Footwear, Simms, Schnee's, Mystery Ranch, Kenetrex and more.



Brokerage Advisors



RYAN SPRINGER, CCIM
Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.



CASEY ROSE, CCIM
Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.



DYLAN HARRINGTON
Transaction Coordinator

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.

Brokerage Advisors



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



JANNA GOACHEE
Commercial Real Estate Advisor

Janna Goachee leverages her background in consulting and real estate investment to guide clients through strategic decisions. With a focus on tailored solutions and a deep understanding of the Flathead community, Janna ensures that businesses find the perfect fit for their real estate needs.



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

Operations & Data Team



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.



CHRIS BRISTOL
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



JUDY POWELL
Accounting Manager

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.



BRIDGET BAXTER
Chief Operating Officer

Bridget is an integral part of the Sterling team, managing the Sterling family of companies to position them for future growth while keeping the day-to-day operations running smoothly. She has extensive real estate experience and has managed mixed-use development projects from construction through lease-up.

Marketing Team



MAGGIE COLLISTER
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



JESSICA BALDWIN
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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