

WOODFLOORING TILE & STONE

EARTH ELEMENTS

APPLIANCES PLUMBING

KITCHENS

OFFERING MEMORANDUM

12 Penny Lane Gallatin Gateway Montana

12 Penny Lane

Gallatin Gateway, MT 59730

\$10.96M

PRICE

7.25%

CAP RATE

\$794

NOI

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PRESENTED BY



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Executive Summary

12 Penny Lane · Gallatin Gateway, MT 59730



PRICE

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CAP RATE

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We are pleased to present 12 Penny Lane Gallatin Gateway Montana, a premier industrial warehouse and distribution facility located at 12 Penny Lane in Gallatin Gateway, Montana. This exceptional logistics asset offers investors a rare opportunity to acquire a functional, well-maintained property in one of the region's most active industrial corridors.

12 Penny Lane Gallatin Gateway Montana is a 38563 square foot industrial facility originally developed in 2004. The property is zoned Commercial and sits on 2.500 acres, offering tenants modern warehouse specifications, heavy power capacity, and a layout optimized for warehousing, distribution, and light manufacturing operations.

With its strategic logistics location, modern building specifications, and favorable market dynamics, 12 Penny Lane Gallatin Gateway Montana is a premier investment for groups seeking high-quality industrial exposure. Please contact us to arrange a tour or discuss this opportunity further.

PROPERTY DATA

Building SqFt	38563
Year Built	2004
Lot Size (Acres)	2.500
Parcel ID	06-0697-11-1-15-10-0000
Zoning	Commercial
County	Gallatin
Frontage	—
Coordinates	45.594254,-111.195884

Investment Highlights

Strong tenant creditworthiness and long-term lease commitments enhance the asset's financing profile, enabling attractive debt terms and leverage.

Asking Price	\$10,959,000
Cap Rate	7.25%
Price/SF	\$284.18
Occupancy	100%
Building SF	38563

Location Highlights

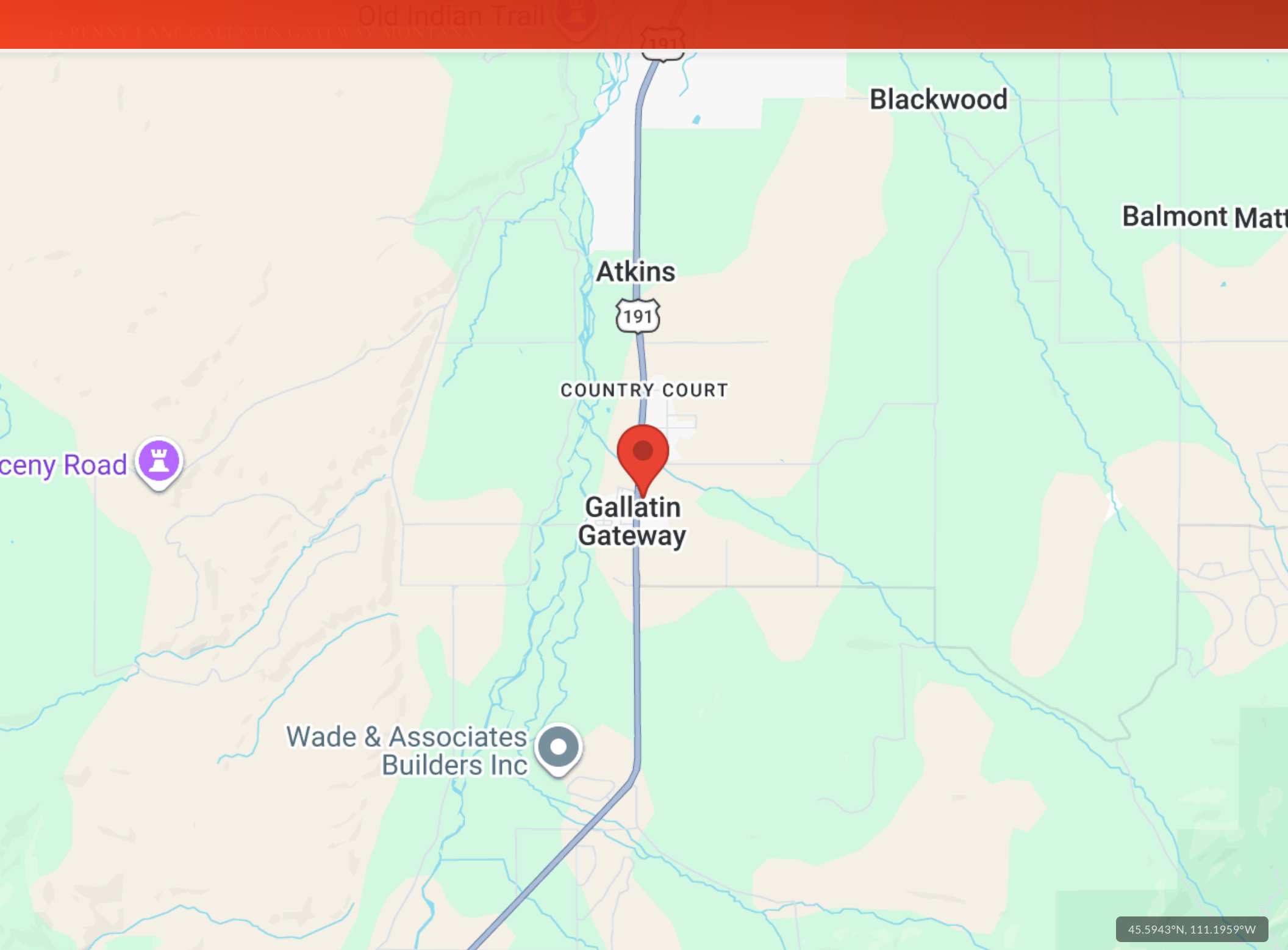


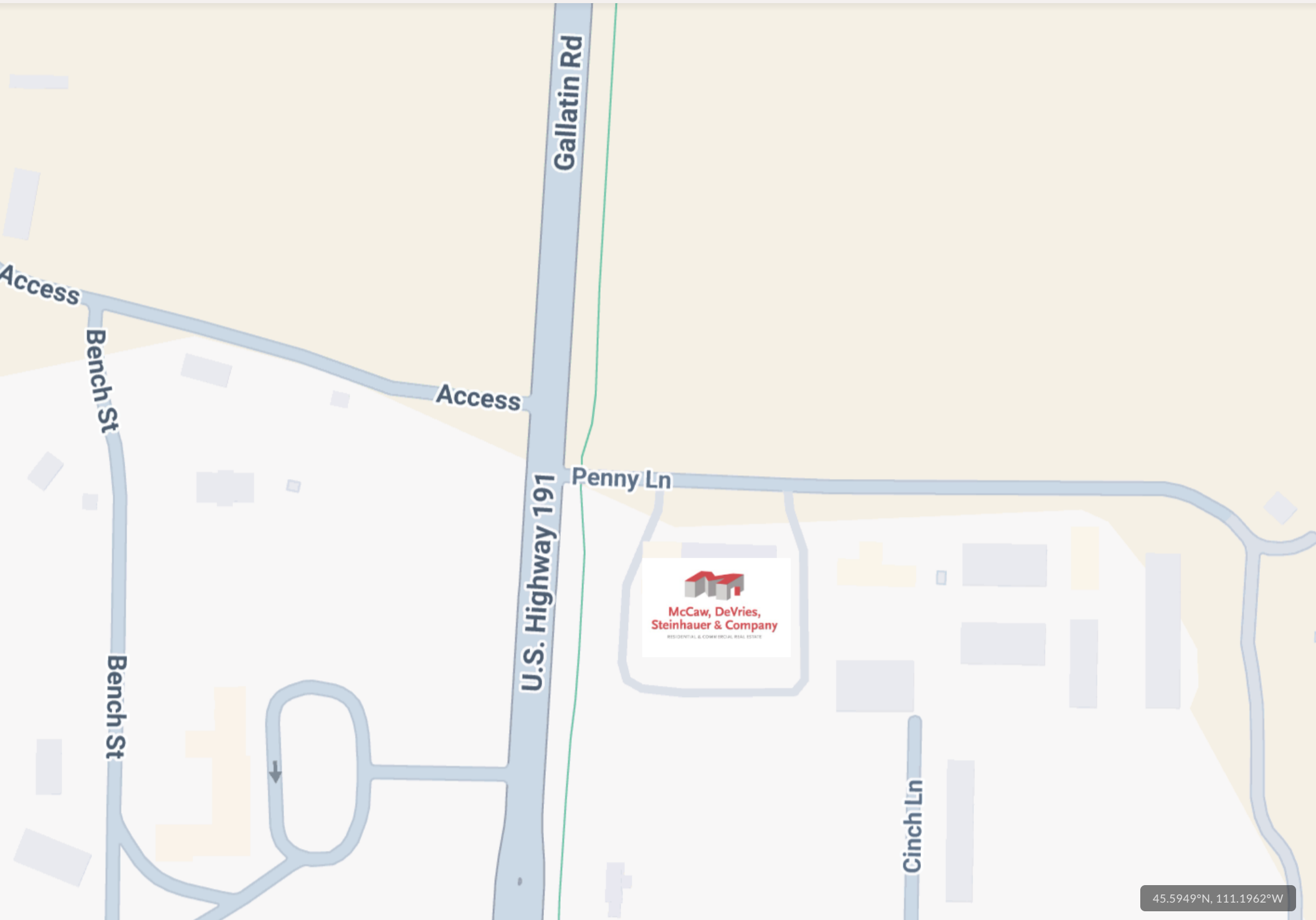
LOCATION

Address	12 Penny Lane
City	Gallatin Gateway
State	Montana
Zip Code	59730
County	Gallatin
APN / Parcel #	06-0697-11-1-15-10-0000
Coordinates	45.594254,-111.195884

 AIRPORTS

Bozeman Yellowstone International Airport	12.8 mi
Thompson Field	14.7 mi
Alaska Airlines - Bozeman	12.8 mi

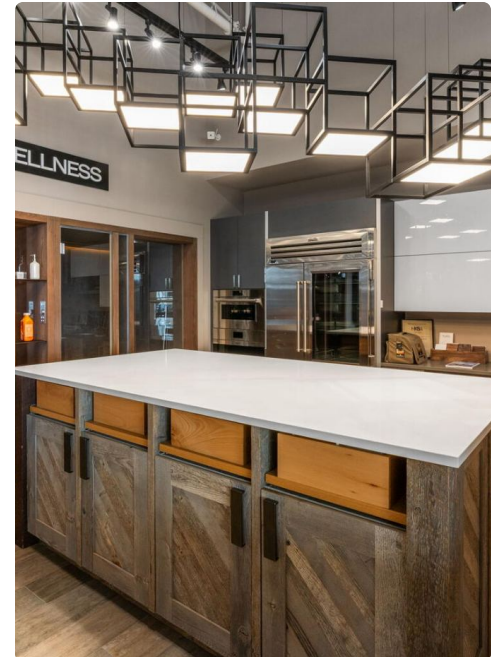
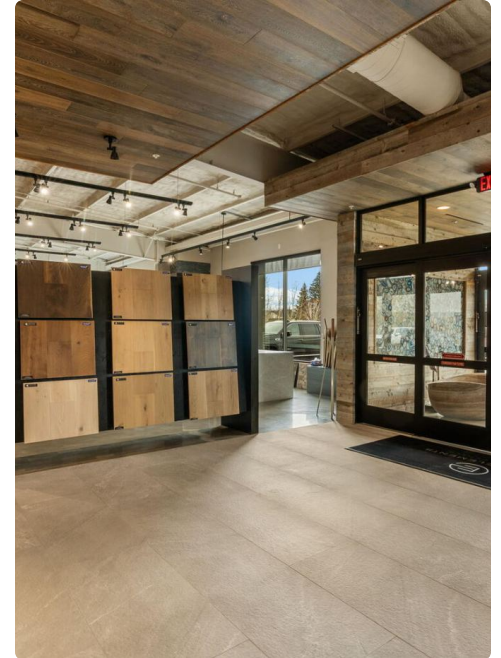


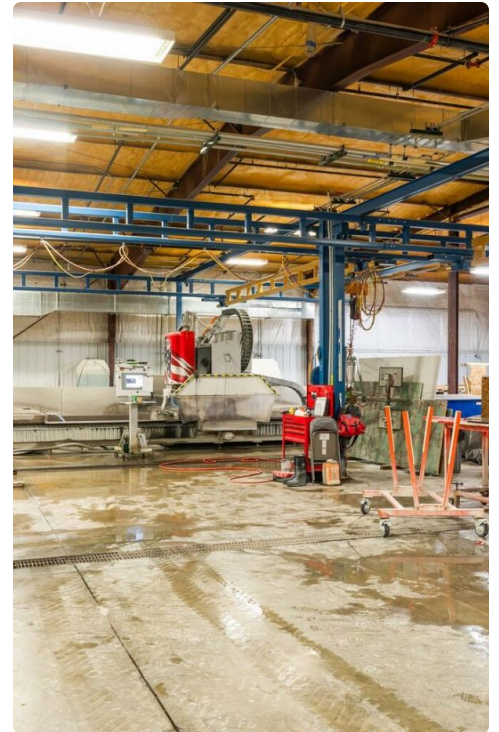
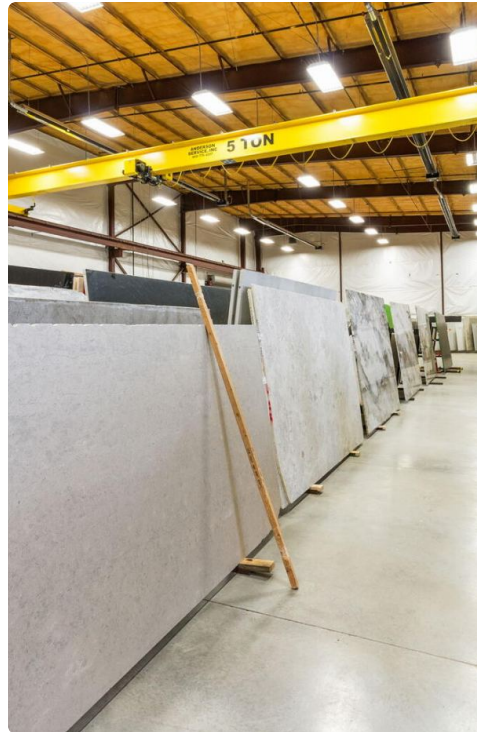
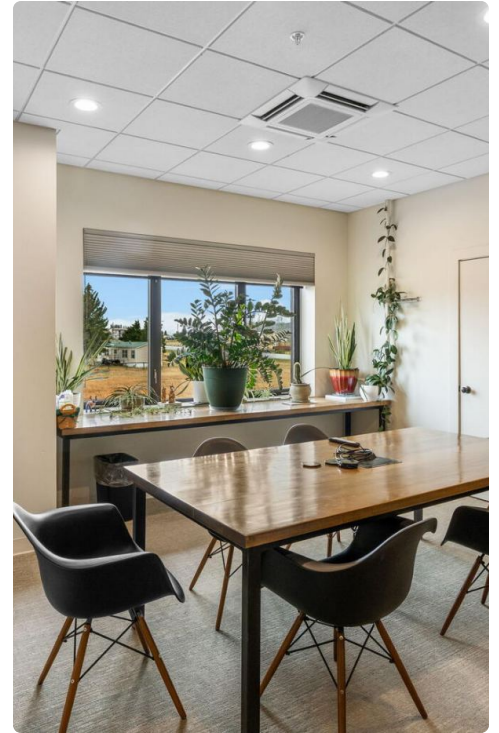
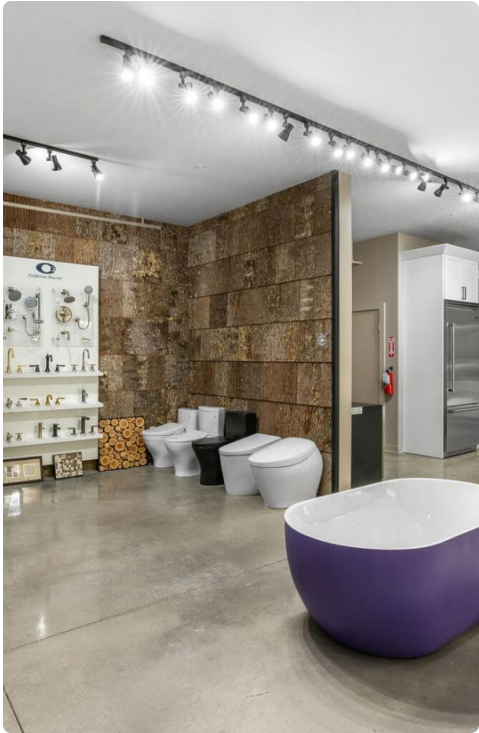


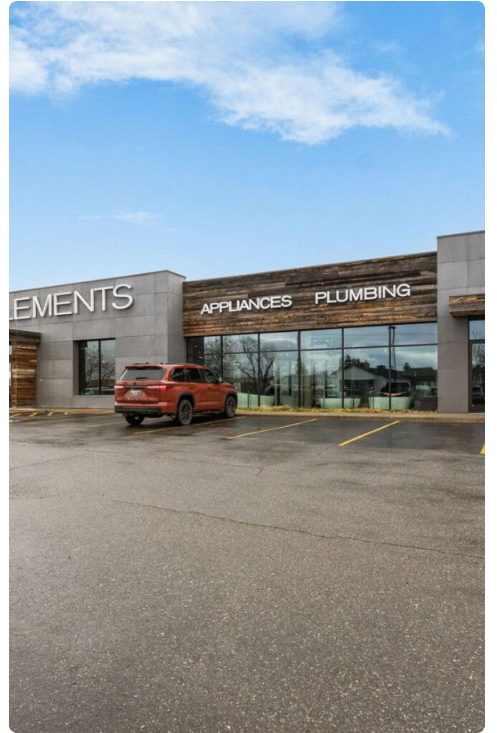
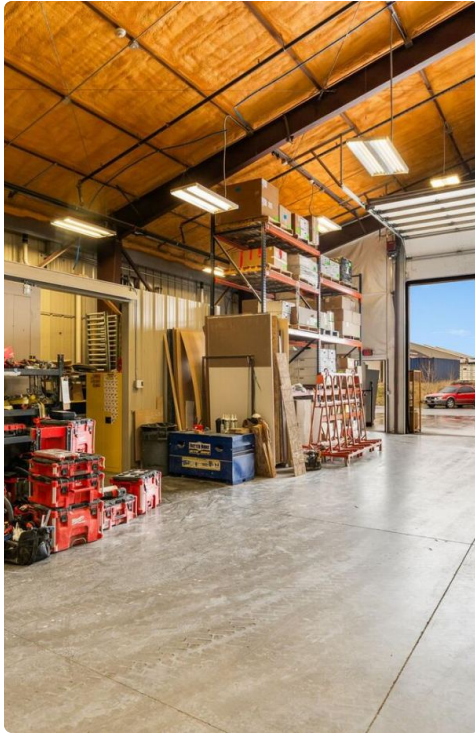
45.5949°N, 111.1962°W



Photo Gallery







Valuation Summary

INVESTMENT OVERVIEW

\$10,959,000
ASKING PRICE

7.25%
CAP RATE

\$794
NET OPERATING INCOME

KEY METRICS

Price/SF	\$284.18
Price/Acre	\$4,383,600

Tenant Profiles

E

Earth Elements
Design Fabrication

Earth elements provide design and fabrication services focused on the luxury home market in the southwestern Montana area including Big Sky and the Yellowstone Club.

Market Overview

POPULATION

856

AREA

5.9 sq mi

ELEVATION

16,250 ft

TIME ZONE

Mountain Time Zone

COUNTY

Gallatin County

STATE

Montana

Market Overview: Gallatin Gateway, MT

Gallatin Gateway is a census-designated place (CDP) in Gallatin County, Montana, United States. As of the 2020 census, Gallatin Gateway had a population of 967. Elevation is 4,953 ft (1,510 m).

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	637
Median HH Income	\$113,666
Households	258

3-MILE RADIUS

Population	1,741
Median HH Income	\$110,300
Households	686

5-MILE RADIUS

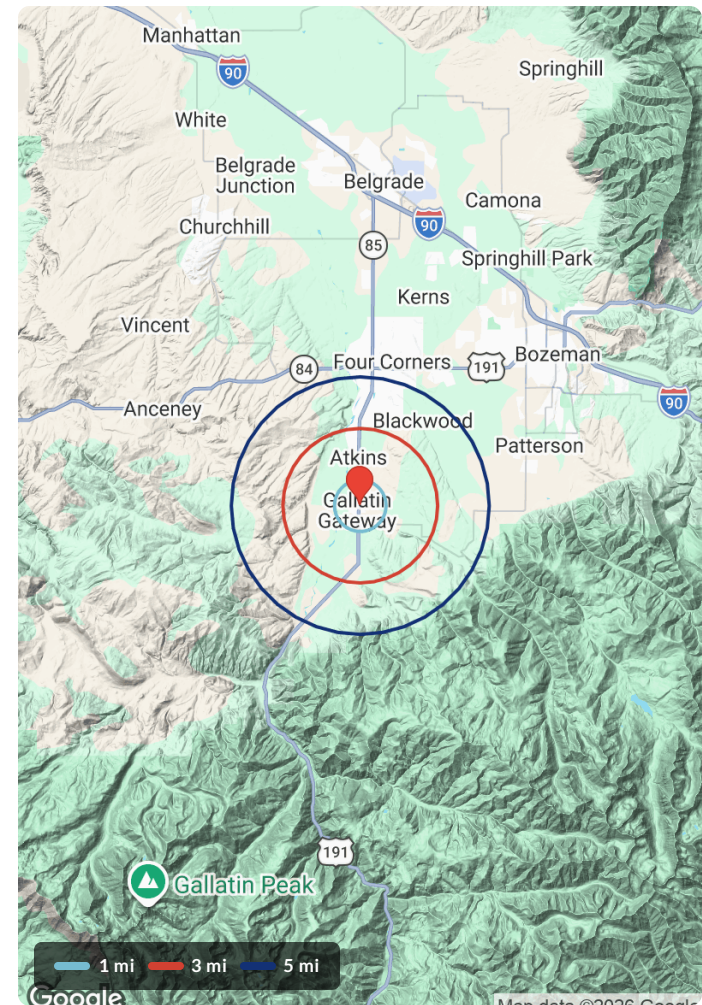
Population	5,415
Median HH Income	\$115,343
Households	2,053

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	376	1,105	2,943
2010 Population	465	1,270	3,769
2025 Population	637	1,741	5,415
2030 Population	708	1,932	5,978
2025-2030 Growth Rate	2.14 %	2.10 %	2.00 %
2025 Daytime Population	522	1,367	3,897
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	158	447	1,150
2010 Total Households	199	530	1,481
2025 Total Households	258	686	2,053
2030 Total Households	284	753	2,251
2025 Avg. Household Size	2.47	2.54	2.64
2025 Owner Occupied Housing	193	509	1,554
2030 Owner Occupied Housing	216	569	1,730
2025 Renter Occupied Housing	65	177	499
2030 Renter Occupied Housing	68	184	520
2025 Vacant Housing	37	74	209
2025 Total Housing	295	760	2,262
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7	19	53
\$15,000-\$24,999	8	29	54
\$25,000-\$34,999	6	20	44
\$35,000-\$49,999	23	76	157
\$50,000-\$74,999	39	97	319
\$75,000-\$99,999	23	60	187
\$100,000-\$149,999	63	155	511
\$150,000-\$199,999	35	89	280
\$200,000 or greater	54	140	448
Median HH Income	\$113,666	\$110,300	\$115,343
Average HH Income	\$157,411	\$155,735	\$158,678

\$113,666 MEDIAN HH INCOME	\$157,411 AVG HH INCOME
74.8% OWNER OCCUPIED	25.2% RENTER OCCUPIED
12.5% VACANCY RATE	2.14 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE MCCAW, DEVRIES, STEINHAUER & COMPANY ADVISOR FOR MORE DETAILS.