



## Newly Built Industrial Warehouse Condo Lease

121 Donjo Ave Building 4 Unit #2  
Belgrade, Montana

\$18.00/SF NNN | 2,840 SF

Contact:

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# Opportunity Overview

SterlingCRE Advisors is pleased to present a lease opportunity for 121 Donjo Avenue, Building #4 Unit #2 in Belgrade, Montana

The subject property is a ±2,840 square foot warehouse condo located along the fast growing Jackrabbit Lane commercial corridor. Conveniently situated just south of the Jackrabbit Lane/Interstate-90 interchange, this newly built space is perfect for a variety of users. The layout includes a large shop area/open space ideal for industrial, storage or distribution, as well as a dedicated office space. The property is equipped with city water and sewer as well as one (1) 14' overhead door.

The property also features a generous paved common area for parking and circulation. Thoughtfully laid out, tenants have ample room to maneuver trucks in and out for loading. Ample parking spaces are available for employees and guests.

Triple Nets (NNN) are estimated at \$3.15 per square foot per year, making this an attractive option for businesses seeking a prominent location in Belgrade's fast growing commercial environment.



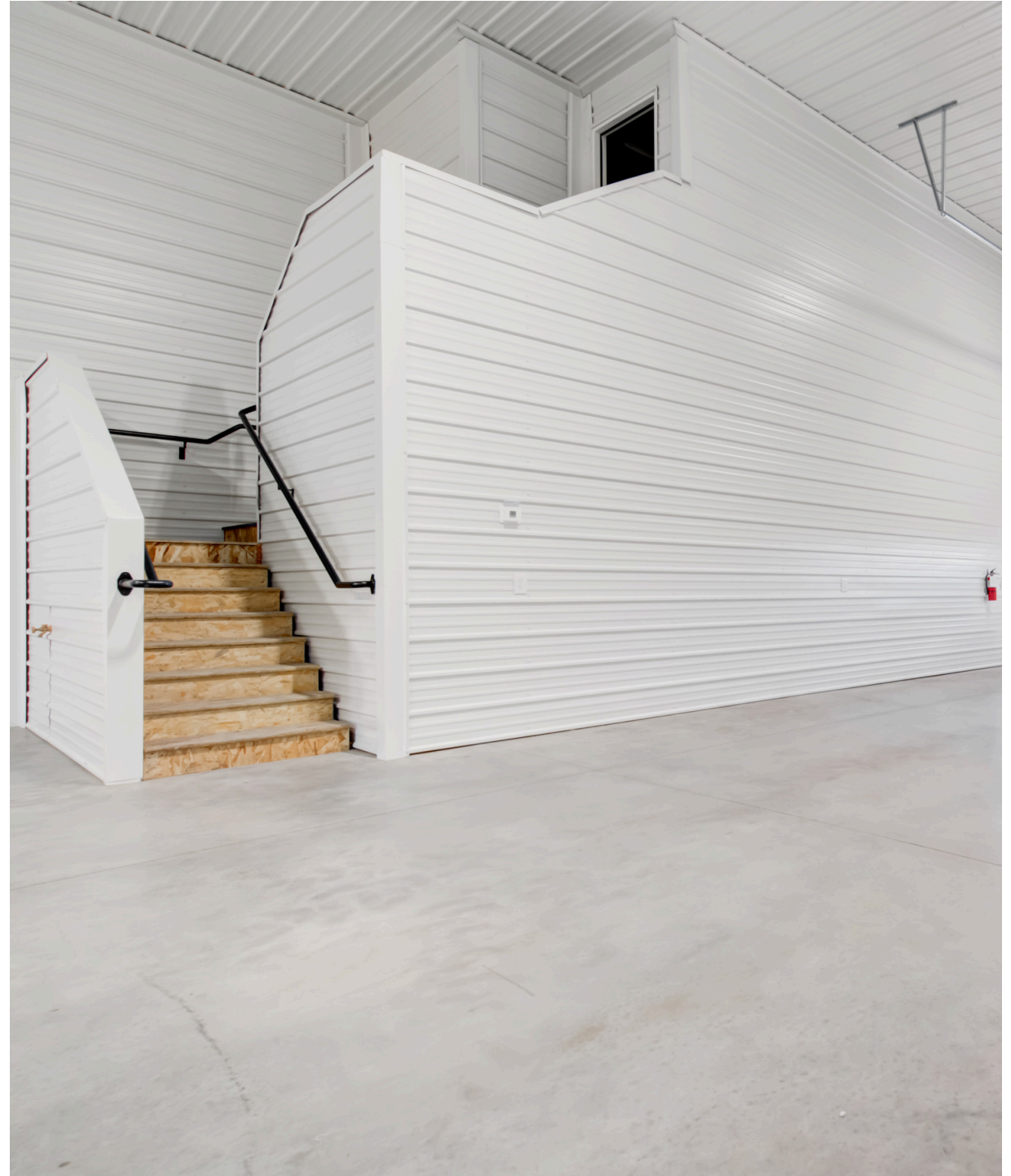
|                          |   |
|--------------------------|---|
| <b>Address</b>           | 121 Donjo Ave, Belgrade Montana   |
| <b>Property Type</b>     | Industrial  |
| <b>List Rate</b>         | \$18.00/SF plus NNN   |
| <b>Estimated NNN</b>     | \$3.15/SF for taxes and insurance; tenant to contract with maintenance vendors and utilities at tenants expense |
| <b>Total Square Feet</b> | ±2,840 Square Feet  |



# Interactive Links

 [Link to Listing](#)

 [Street View](#)



# Property Details

|                             |                                       |
|-----------------------------|---------------------------------------|
| <b>Address</b>              | 121 Donjo Avenue, Building 4, Suite 2 |
| <b>Property Type</b>        | Industrial Warehouse Condo            |
| <b>Access</b>               | Jackrabbit Lane                       |
| <b>Services</b>             | City Water & Sewer                    |
| <b>Geocode</b>              | 06-0903-11-4-01-03-0000               |
| <b>Zoning</b>               | Flex Employment                       |
| <b>Traffic Count</b>        | 23,872 (Jackrabbit Lane 2022 AADT)    |
| <b>Private Office Count</b> | One (1)                               |
| <b>Parking</b>              | Common                                |
| <b>Year Built</b>           | 2024                                  |







**Located ±0.4 miles from the I-90/Jackrabbit Lane Interchange**

- Five (5) minutes from downtown Belgrade
- Fifteen (15) minutes from downtown Bozeman



- City water/sewer
- 200 Amp single phase power



**Flex Employment Zoning, which allows:**

- Light Industrial
- R&D, tech
- Office

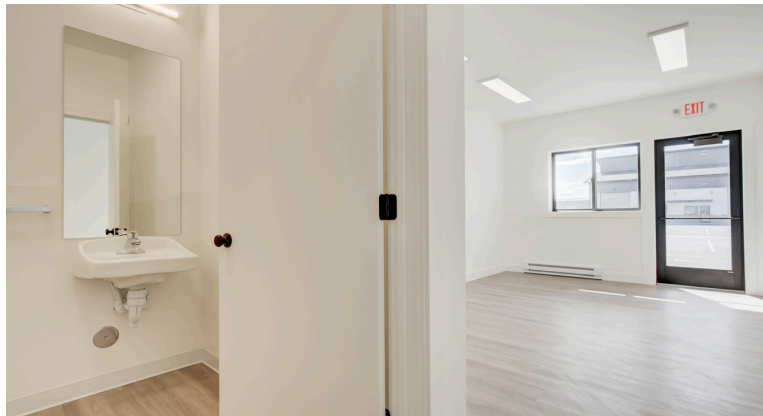


**Newly constructed (completed in 2024)**



**Mostly open floor plan with one (1) office**







### KEY FACTS

3 miles

19,309

Population



34.4

Median Age



2.6

Average Household Size

\$76,718

Median Household Income

4,954

2023 Owner Occupied Housing Units (Esri)

2,387

2023 Renter Occupied Housing Units (Esri)

### BUSINESS

1 mile



213

Total Businesses



1,786

Total Employees

### HOUSING STATS

3 miles



\$365,647

Median Home Value



\$12,977

Average Spent on Mortgage & Basics



\$1,063

Median Contract Rent

#### 2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (22.4%)

The smallest group: \$15,000 - \$24,999 (4.7%)

3 miles

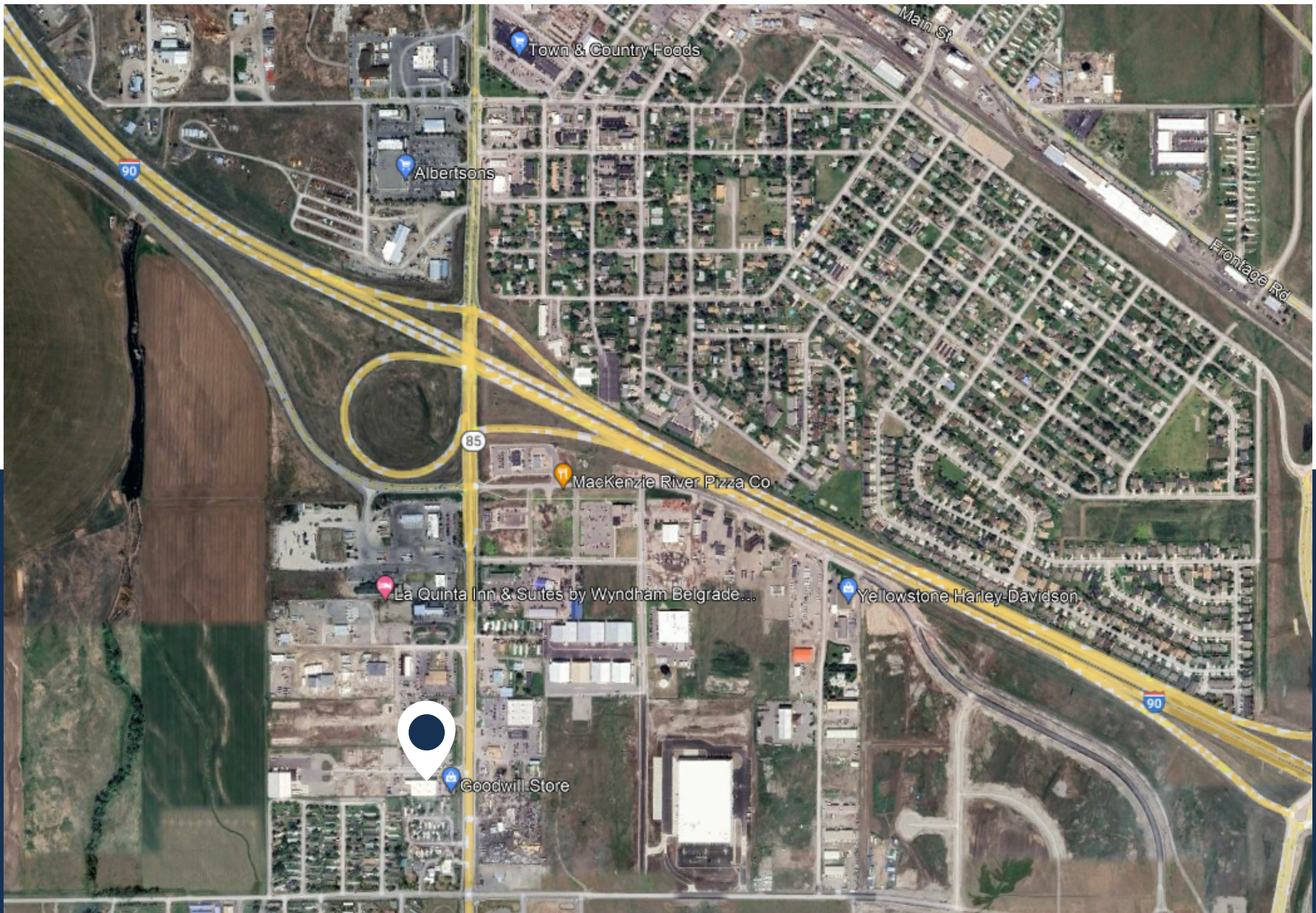
| Indicator ▲           | Value | Diff  |
|-----------------------|-------|-------|
| <\$15,000             | 6.6%  | -0.8% |
| \$15,000 - \$24,999   | 4.7%  | -1.4% |
| \$25,000 - \$34,999   | 7.4%  | +1.5% |
| \$35,000 - \$49,999   | 7.8%  | -0.8% |
| \$50,000 - \$74,999   | 22.4% | +4.0% |
| \$75,000 - \$99,999   | 12.6% | +3.4% |
| \$100,000 - \$149,999 | 19.8% | +2.0% |
| \$150,000 - \$199,999 | 7.5%  | -2.9% |
| \$200,000+            | 11.3% | -4.7% |

Bars show deviation from

| Variables                 | 1 mile | 3 miles | 5 miles |
|---------------------------|--------|---------|---------|
| 2022 Total Population     | 3,093  | 19,309  | 27,468  |
| 2022 Household Population | 3,083  | 19,274  | 27,432  |
| 2022 Family Population    | 2,391  | 15,446  | 22,419  |
| 2027 Total Population     | 3,346  | 20,634  | 29,389  |
| 2027 Household Population | 3,335  | 20,599  | 29,354  |
| 2027 Family Population    | 2,576  | 16,451  | 23,915  |

| Variables                     | 1 mile    | 3 miles   | 5 miles   |
|-------------------------------|-----------|-----------|-----------|
| 2022 Per Capita Income        | \$41,757  | \$41,790  | \$45,050  |
| 2022 Median Household Income  | \$78,063  | \$76,718  | \$83,211  |
| 2022 Average Household Income | \$106,897 | \$109,950 | \$119,186 |
| 2027 Per Capita Income        | \$46,410  | \$47,485  | \$51,389  |
| 2027 Median Household Income  | \$81,255  | \$84,926  | \$95,552  |
| 2027 Average Household Income | \$117,817 | \$123,984 | \$135,063 |





Locator Map



# Bozeman Air Service

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



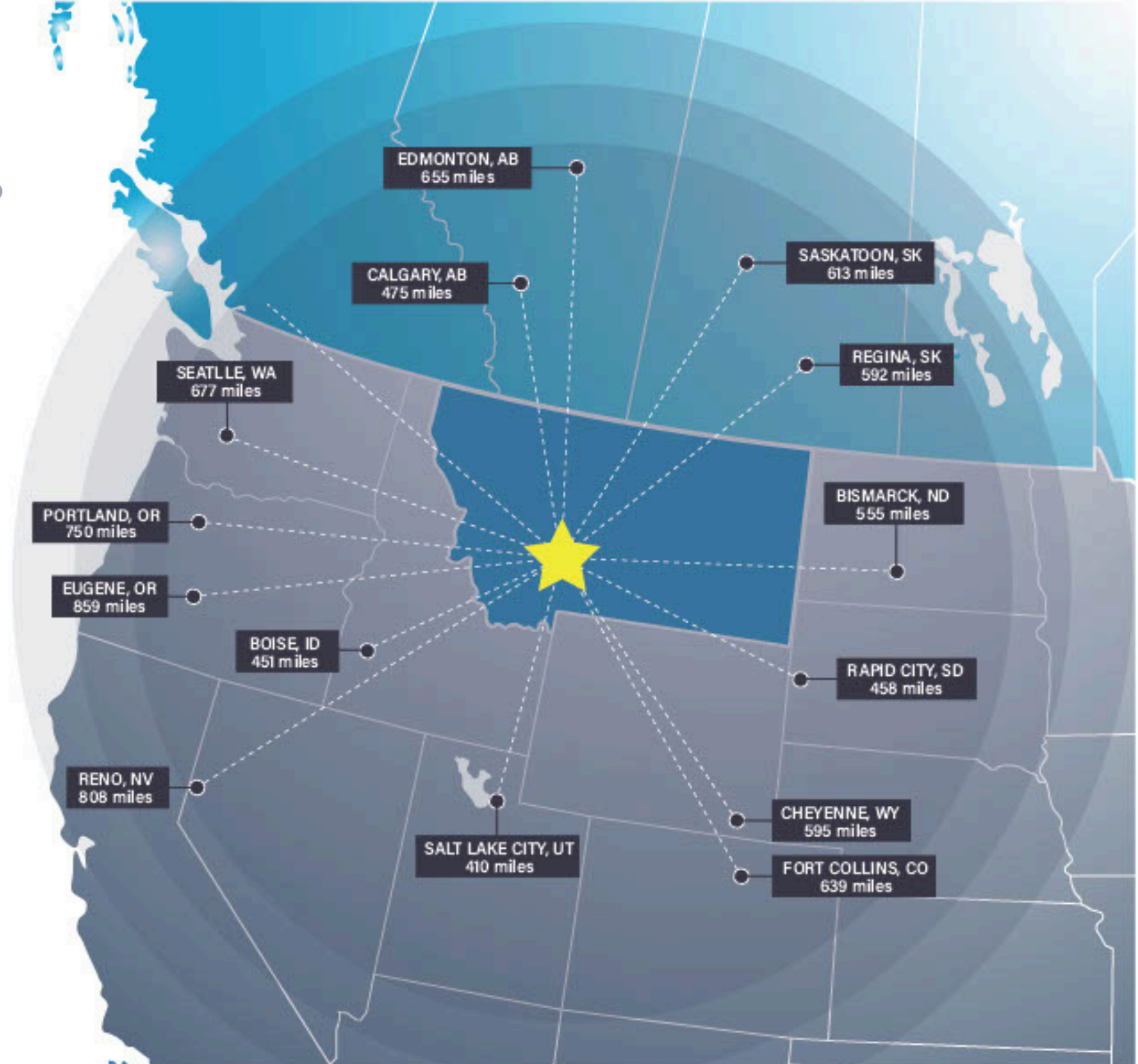


# Bozeman Access

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.



# 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



**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.



**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.



**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.



# 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.



**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.



**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.

# 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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