



BUILT FOR WORK. LOCATED FOR ADVANTAGE.

FOR LEASE — GALLATIN GATEWAY, MT

Situated 1.5 miles south of the Big Sky entrance at US 191 and MT-64, 301 Cold Iron Road is a purpose-built industrial warehouse with integrated offices — ready for immediate occupancy.

The property provides the operational footprint that contractors, equipment operators, big outdoor toy enthusiasts, and service businesses require, with a well-graded yard, ample parking, and snow storage on approximately one acre.

CONTACT

(406) 929-1282

PROPERTY ADDRESS

301 Cold Iron Road

Gallatin Gateway (Big Sky), MT 59730

\$7,150/mo

\$29.00/SF/YR



SHOP BAY — 16 FT CLEAR HEIGHT



RECEPTION OFFICE — VINYL PLANK FLOOR

WAREHOUSE / SHOP

Total SF	2,880 SF
Work Bays	2 × 1,100 SF
Clear Height	16 ft
Overhead Doors	Two 14' × 14'
Shop Floor	Epoxy-coated concrete
Mezzanine	Interior staircase access
Year Built	2019

OFFICE & SUPPORT

Reception Office	Custom millwork
Office Floor	Vinyl plank (LVT)
Private Office	1 additional
Restroom	1 (ground floor)
Storage Room	Dedicated on-floor
Site Area	~1 Acre
Yard	Well-graded

LOCATION

Big Sky Entrance 1.5 mi	Bozeman 30 mi	BZN Airport 35 mi	US Hwy 191 Direct access
----------------------------	------------------	----------------------	-----------------------------

Lazyco Subdivision · Gallatin Gateway, MT 59730
Zoning: Verify with Gallatin County · Available: Immediately

301coldironroad.com