

4600

AYRSHIRE DAIRY SHOP

13TH STREET SOUTH
GREAT FALLS, MT 59405

FOR LEASE

INDUSTRIAL PROPERTY

FOR MORE INFORMATION, CONTACT

KRISTA SHAFFER | ASSOCIATE BROKER | CRRP | CSM

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406.282.0244



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

MACEKCO.COM

4600

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ADDITIONAL PHOTOS

See AYRSHIRE MILK produced by the fine herd of Ayrshires . . .
See AYRSHIRE MILK delivered by tankers from nearby Grade A Farms . . .
See AYRSHIRE MILK processed and packaged in the beautiful NEW MILK PLANT



at the
AYRSHIRE DAIRY FARM
 1 Mile South of Great Falls



Fifty-two years ago AYRSHIRE MILK was first delivered to a few cherished customers. Through the years more and more friends have asked for AYRSHIRE. Again, and with sincere appreciation, the Mitchell family and all Ayrshire employees thank you, our friends and customers.

Fergus Mitchell	Almon Wards	Charles Adams
Harriet Mitchell	Earl Harding	Alta Kester
Jerry Bell	Leo Marks	Maude Clark
Grace Bell	Melvin Jones	Joe Manning
Wilbur Booth	Dave Schell	Charles O'Connor
David Adams	Sam Donald	Warren Brown
Walter Adams	Tom Anderson	Black Brown
Walter Lee	Charles Miller	Edward Adams
Ernest Johnson	Edna Rogers	Harold Adams
Delbert Goodrich	Alma Thygren	Norm Hansen
Georgie Martin	Norm Foster	Robert King
	John Sawyer	Earl King
	Marion Dale	Mark Henningsen
	Don Jensen	Charles Shanks
	Lorraine Thon	Clara Washell

At all leading cream markets and neighborhood grocery stores in the Great Falls and Valley areas, AYRSHIRE products are Always, Fresh & Delicious.

- HOMOGENIZED MILK
- LOW FAT MILK
- HALF & HALF
- WHIPPING CREAM
- CHOCOLATE DRINK
- LOW CALORIE MILK
- BUTTERMILK
- SKIM MILK

THE MILK PLANT CREDS: Tom Jensen, Margaret Thon, Lillian Adams, Clara Manning, Lillian Jones, . . . These men, women and boys are the employees of the plant. CLEAN.

After MANY MONTHS of planning and building we are happy to tell you that this milk plant is completed, and the new equipment is in operation. Large expanses of glass brick add to the beauty of the red brick and tile structure. From floor to ceiling the entire interior of the plant is finished in white ceramic tile, and the ceiling is blue Alquist throughout. The installation of the latest and best in stainless steel equipment makes the plant sanitary, efficient and beautiful. . . . one of the finest in the entire Northwest.

We would like to have you come out and see this outstanding milk plant. The best time is during the morning, at the processing and packaging of the milk is finished before noon. The plant is closed Wednesdays and Sundays. However, you are most welcome ANY TIME and ALWAYS. . . . EVERY DAY is VISITORS' DAY.

Friends have enjoyed Ayrshire hospitality for over a half a century. The invitation to visit the farm and milk plant is more than ever cordial at this time. It is OUR pleasure to show YOU what makes AYRSHIRE MILK extra special—the Family FAVORITE since 1908.









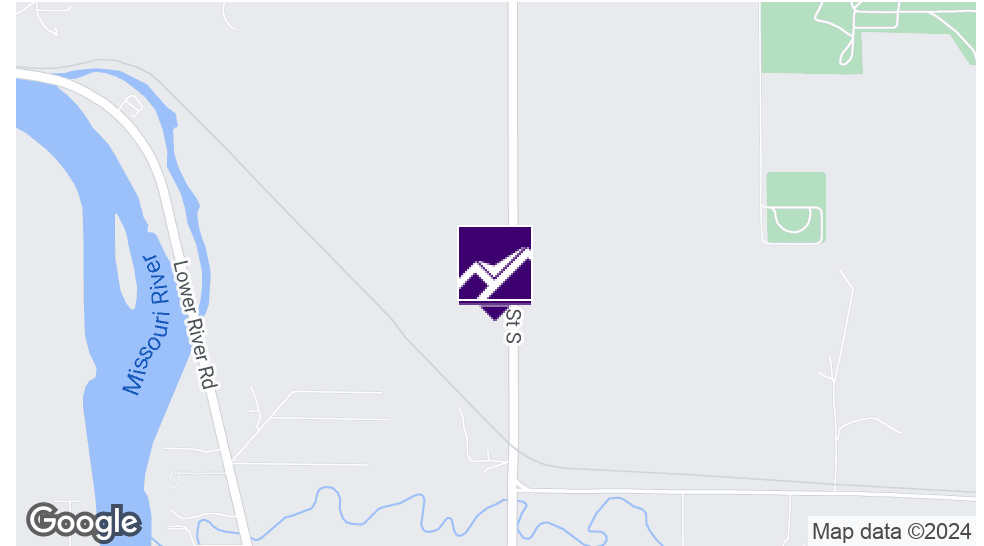
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (NN)
Building Size:	6,168 SF
Available SF:	3,500 SF
Year Built:	1972
Zoning:	Suburban Residential - County

PROPERTY OVERVIEW

Discover the ideal commercial space just south of Great Falls, offering a prime location with ample parking and spacious interiors. This shop building provides the perfect setting for businesses requiring storage and privacy. With flexible floor plans and plenty of room for customization, this property is well-suited for a variety of uses. The serene surroundings and strategic placement ensure a peaceful and private atmosphere, ideal for businesses seeking a tranquil work environment. Whether it's for retail, storage, or a workshop, this building offers the space and versatility needed to bring your business vision to life.

PROPERTY HIGHLIGHTS

- Flexible floor plan
- Well maintained building
- Ideal for storage, warehouse, workshop
- Private access & very private



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PROPERTY DETAILS & HIGHLIGHTS

Building Name	Ayrshire Dairy Shop
Property Type	Industrial
Property Subtype	Flex Space
Building Size	6,168 SF
Year Built	1972
Number of Floors	1
Construction Status	Existing

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Located amongst the historic Ayrshire Dairy, this building has fascinating history that reflects the evolution of the dairy industry in the region. Established in 1908 the dairy's iconic barns built in the early 1900s were considered state-of-the-art facilities at the time. Recently, this historic Ayrshire Dairy building has been repurposed and is ready for a tenant to occupy a portion of the building.

Term negotiable. Tenant pays gas and electricity. Property is on a well and septic system. Building once had refrigerated/freezer rooms, compressors have all been removed.



- Flexible floor plan
- Well maintained building
- Ideal for storage, warehouse, workshop
- Private access
- 3 Phase Power
- Dock w/ oversized door
- Office areas
- Restroom (shared)
- Signage Available



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ADDITIONAL PHOTOS



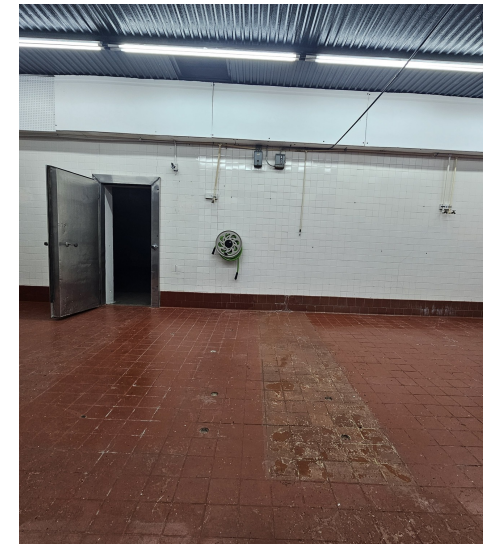
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LOCATION MAP



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RETAILER MAP



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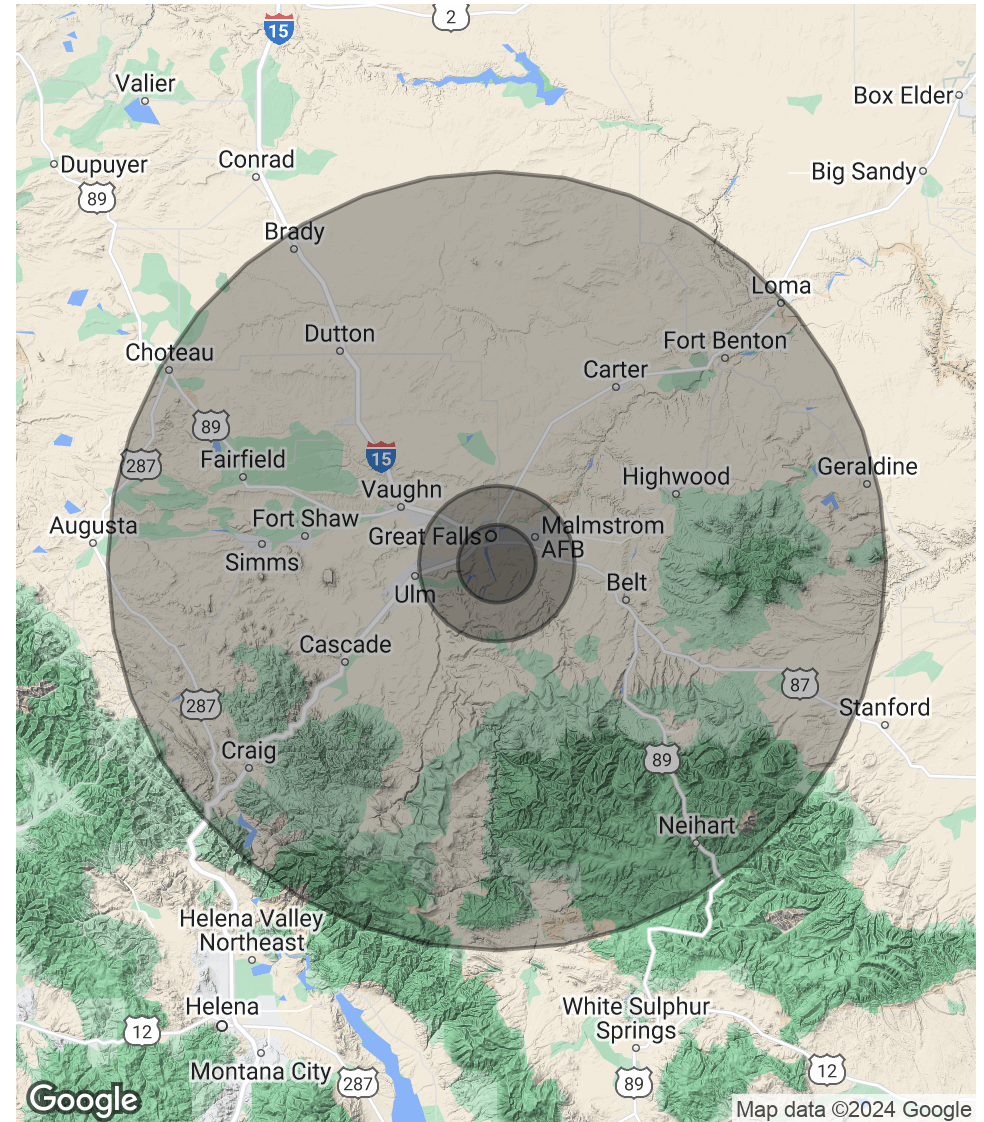
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	50 MILES
Total Population	59,079	74,775	94,415
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
Total Households	25,689	31,331	39,188
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$79,910	\$83,442	\$84,604
Average House Value	\$317,111	\$317,324	\$328,059

Demographics data derived from AlphaMap



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ADVISOR BIO



KRISTA SHAFFER

Associate Broker | CRRP | CSM

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MT #BRO-LIC-53657

PROFESSIONAL BACKGROUND

Krista was born and raised in Great Falls, Montana and is an Associate Broker at Macek Companies, Inc. She specializes in Commercial Sales, Commercial Leasing, and Commercial Property Management. She has been part of the Macek Companies team since 2009. Krista has won the National Association of REALTORS® Commercial Award three times; 2019, 2020, and 2021.

Krista is currently the only International Council of Shopping Centers (ICSC) Certified Shopping Center Manager (CSM) and Certified Retail Real Estate Professional (CRRP) in the state of Montana. ICSC is the global trade association of the shopping center industry with more than 70,000 members in over 100 countries. These designations are earned by demonstrating years of qualified work experience, a mastery of a body of knowledge, completion of eligibility requirements, passage of a rigorous examinations, and commitment to a code of professional ethics.

Krista Macek earned the Certified Shopping Center Manager (CSM) Designation in 2016 and the Certified Retail Real Estate Professional (CRRP) Designation in 2019. She is currently pursuing her CCIM designation.

Krista oversees the day-to-day operations of Commercial Retail, Industrial, Office, and Shopping Center facilities. She manages the full life cycle of the rental process including maintenance & insurance administration, investor & tenant relations, budgeting, CAM estimates, CAM reconciliations, and lease administration. She currently has hands-on experience with over 800,000 SF of Commercial, Retail, Industrial, and Shopping Center management.

She also represents buyers and sellers of commercial properties acting as an intermediary in negotiations, advising, preparing contracts, etc.

MEMBERSHIPS

Krista is honored to be involved alongside Great Falls Association of REALTORS®, Montana Association of REALTORS®, and the Montana Regional MLS. Krista volunteers in the following capacities:

- Great Falls Association of REALTORS®-MLS Advisory Board Chair (2019 & 2020)
- Great Falls Association of REALTORS® – Board of Directors (2018-19/2024)
- Montana Association of REALTORS® – Board of Directors (2019)
- Montana Association of REALTORS® – Professional Development Committee Member (2018-Present) & Forms Committee (2024)
- Montana Regional MLS – Board of Governors (2019-2021/2024)
- Montana Regional MLS - Treasurer (2020)
- Montana Regional MLS - Vice President (2021/2024)
- National Association of REALTORS® Commercial Award Winner - 2019
- National Association of REALTORS® Commercial Award Winner - 2020
- National Association of REALTORS® Commercial Award Winner - 2021
- 2021 REALTOR® of the Year - Great Falls Association of REALTORS®

Macek Companies, Inc.

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