



4314 North Star Blvd Warehouse

4314 N Star Blvd | Great Falls, Montana 59405

Property Highlights

- 10,780 SF
- Year Build: 2004
- Clear Height: 20'
- Sprinkling: None
- Yard Space: Paved and Fenced
- Lot Size: 1.83-3.66 Acres
- Zoning: I-2
- Lease Rate: \$10.65 PSF NNN

Property Description

Newer industrial warehouse with multiple over head doors, paved and fenced yard space, city desk and a shipping/receiving area. Loading dock could be installed depending on tenant's needs. The structure spans approximately 10,780 square feet with a 20-foot wall height, on 1.83 Acres with an additional 1.83 acres available. Constructed with a combination of wood frame, joist, and beam, along with concrete block exterior walls, the building reflects a durable and functional design.

Lease Rate: \$10.65 SF/yr (NNN)

OFFERING SUMMARY

Lease Rate:	\$10.65 SF/yr (NNN)
Number of Units:	1
Available SF:	10,780 SF
Lot Size:	79k -160k SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	36	371	1,885
Total Population	72	753	4,179
Average HH Income	\$63,562	\$65,199	\$77,523

Matt Robertson, SIOR

Broker/Principal | 406.294.6308

mrobertson@naibusinessproperties.com



**Matt Robertson, SIOR**

Broker/Principal | 406.294.6308

mrobertson@naibusinessproperties.com





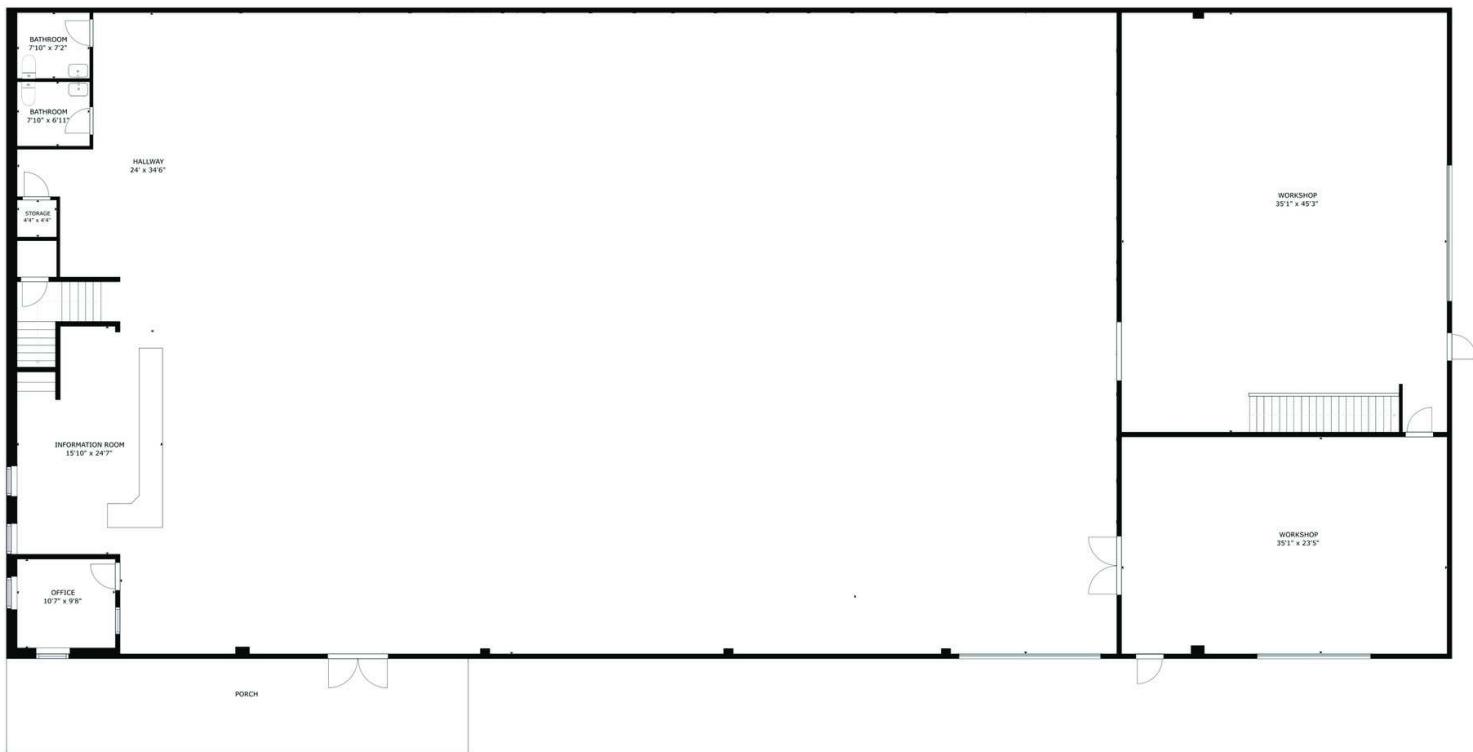
FOR LEASE



WAREHOUSE/DISTRIBUTION



10,780 SF



GROSS INTERNAL AREA
 FLOOR 1: 10717 sq ft
 EXCLUDED AREA: PORCH: 543 sq ft
 TOTAL: 10717 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®

Matt Robertson, SIOR

Broker/Principal | 406.294.6308

mrobertson@naibusinessproperties.com





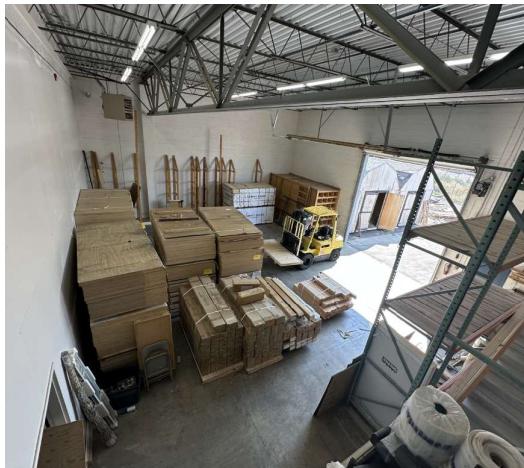
FOR LEASE



WAREHOUSE/DISTRIBUTION



10,780 SF



Matt Robertson, SIOR

Broker/Principal | 406.294.6308

mrobertson@naibusinessproperties.com



<https://www.naibusinessproperties.com>

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

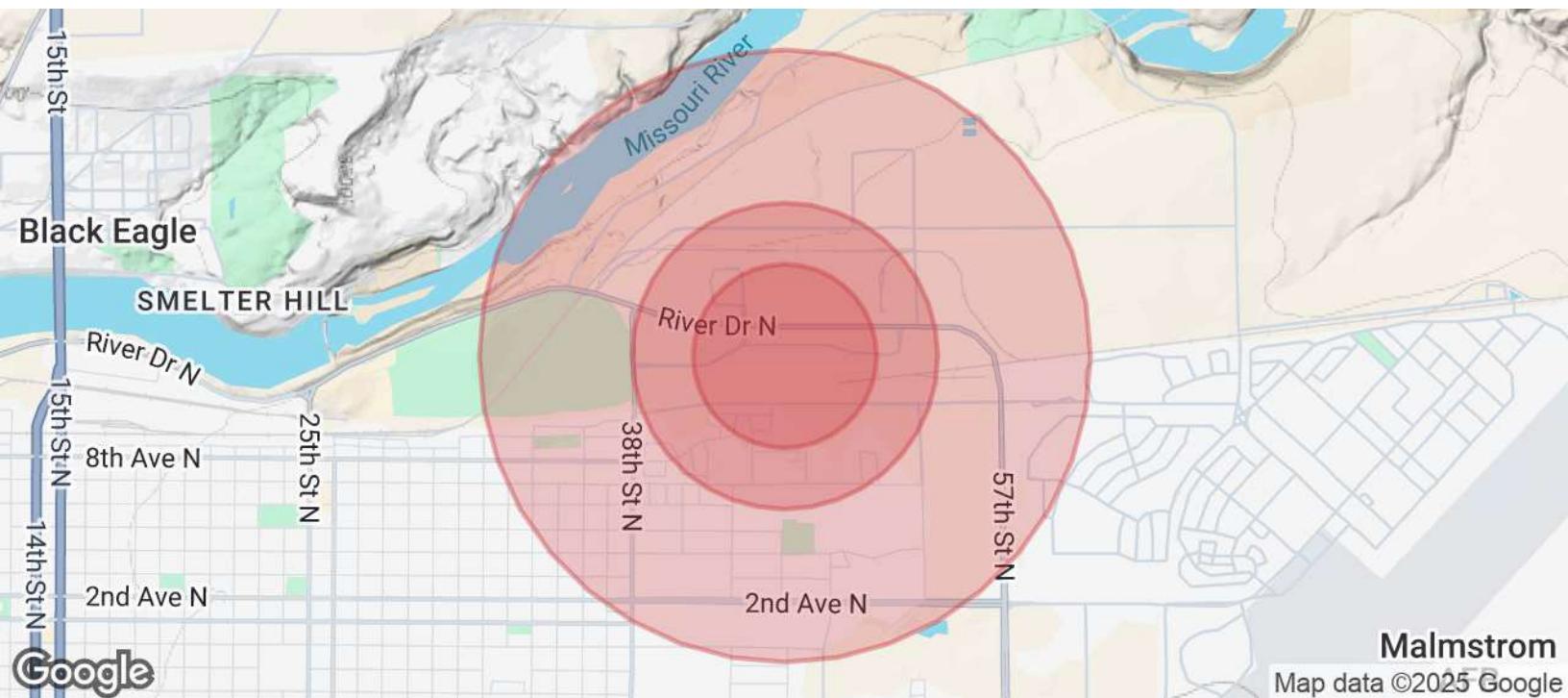


Matt Robertson, SIOR

Broker/Principal | 406.294.6308

mrobertson@naibusinessproperties.com





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	72	753	4,179
Average Age	45	44	40
Average Age (Male)	44	43	39
Average Age (Female)	46	45	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	36	371	1,885
# of Persons per HH	2	2	2.2
Average HH Income	\$63,562	\$65,199	\$77,523
Average House Value	\$143,820	\$151,053	\$195,669

Demographics data derived from AlphaMap
Matt Robertson, SIOR

Broker/Principal | 406.294.6308

mrobertson@naibusinessproperties.com


<https://www.naibusinessproperties.com>
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.