



# 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









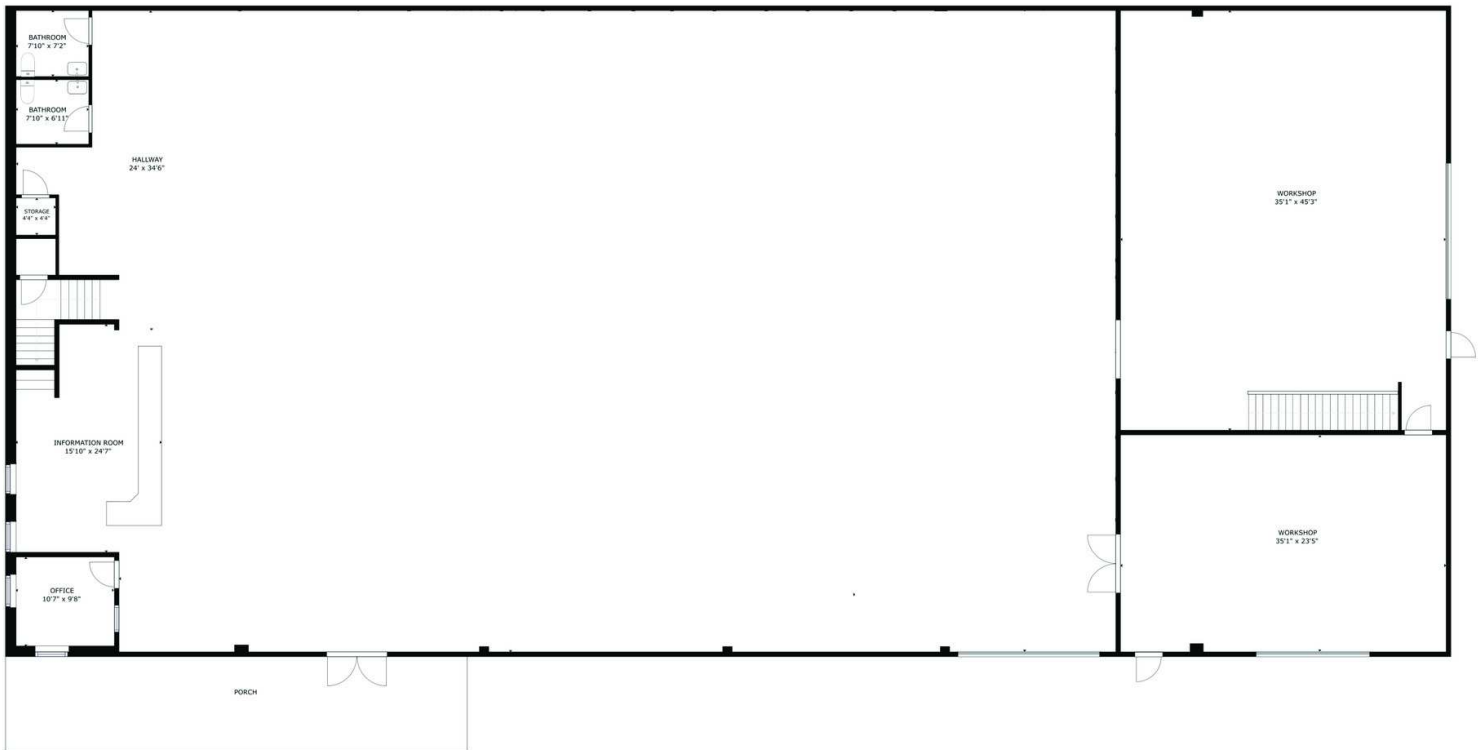
FOR LEASE



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.

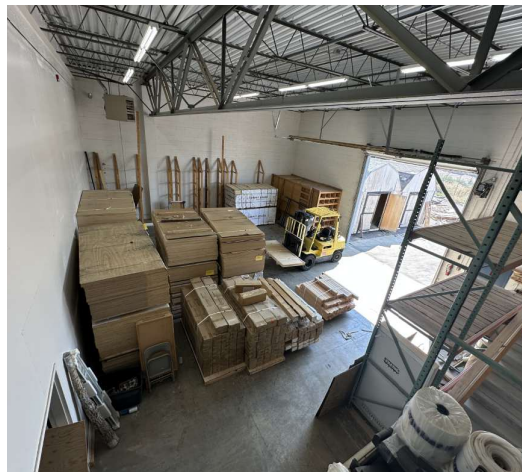


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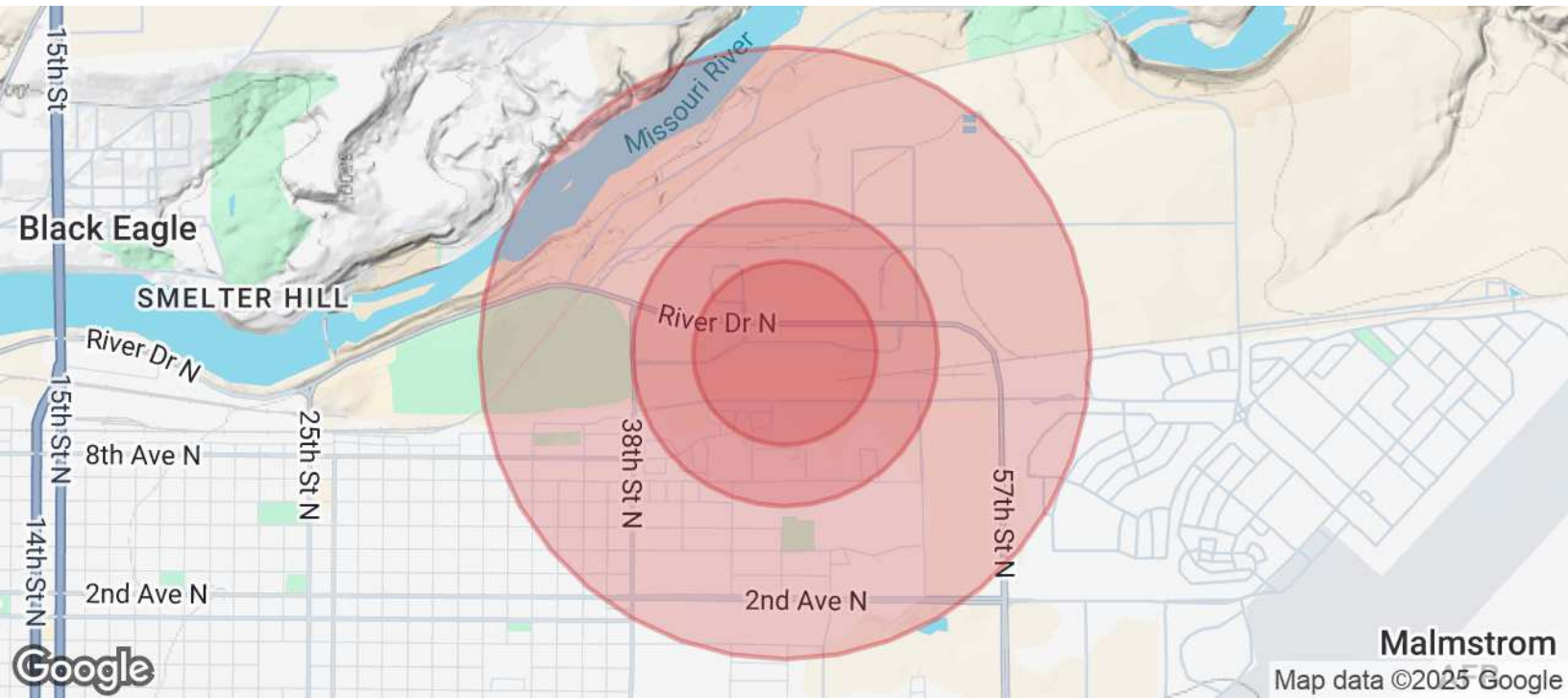




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## POPULATION

### 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

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