

# Building 2

209 Yukon Ln, Belgrade, MT 59714

Presented by  
Ben Nistler



## Price: \$15.00 /SF/YR

Constructed 2021 excellent access to I-90 located between exits 298 and 299, 1 mile from the airport and kitty corner to a freightliner truck service center, 23,900+ sf warehouse, 2 covered loading docks with levelers, 28 ft sidewalls, fire sprinklers, LED high bay lighting, energy efficient radiant heat, Upgraded insulation package, 3Ph 120/208v 800 amp power, office space with break area, and multiple offices, ADA compliant bathroom. Available 10-1-25

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**Ben Nistler**

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**Ben Nistler**

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3-web-or-mls-DJI\_0493

## Listing space

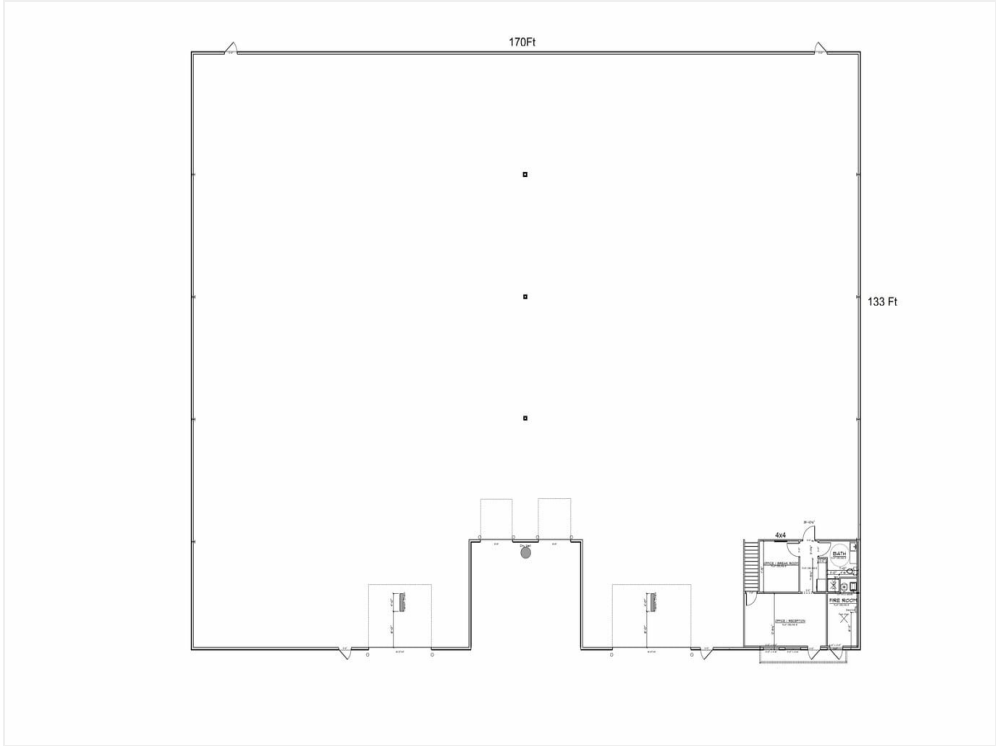
### 1st Floor

|                 |                  |
|-----------------|------------------|
| Space Available | 23,910 SF        |
| Rental Rate     | \$15.00 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Flex             |
| Lease Term      | Negotiable       |

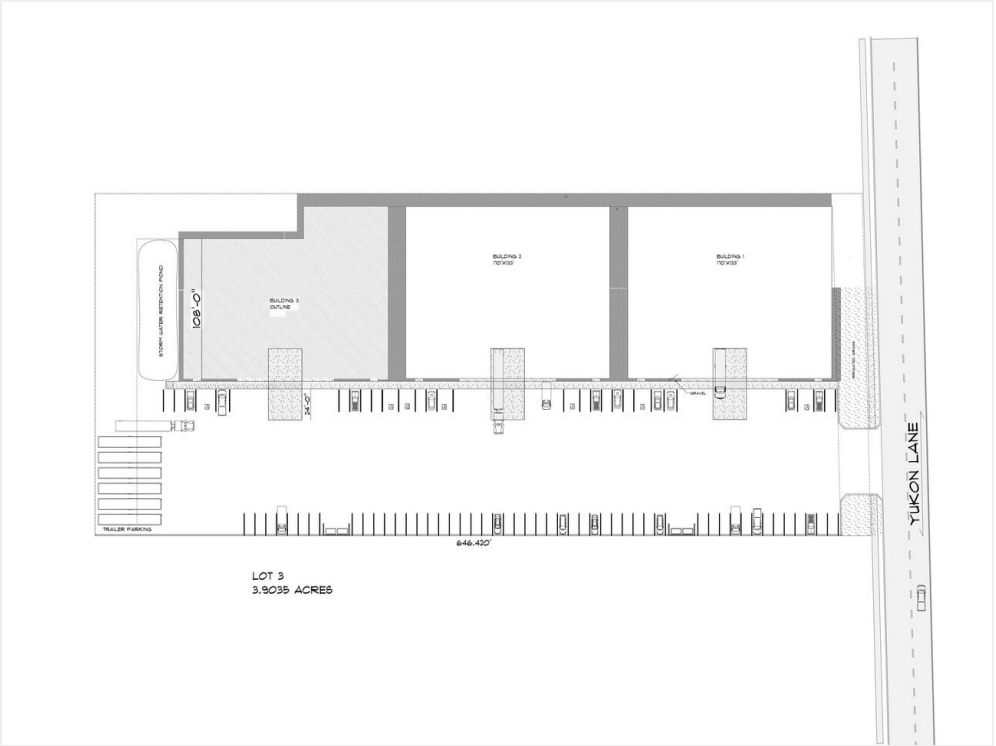
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## Property Photos



Building Photo



Building Photo

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## Property Photos



39-web-or-mls-LAW00673



29-web-or-mls-LAW00658

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32-web-or-mls-LAW00661



33-web-or-mls-LAW00663

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34-web-or-mls-LAW00665



37-web-or-mls-LAW00671

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## Property Photos



20-web-or-mls-LAW00646



21-web-or-mls-LAW00647

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22-web-or-mls-LAW00648



23-web-or-mls-LAW00649

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## Property Photos



26-web-or-mls-LAW00653



27-web-or-mls-LAW00654

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## Property Photos



28-web-or-mls-LAW00656

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## Location

