



# INDUSTRIAL SALE LEASEBACK

📍 1005 S Montana St, Butte, MT

- ☑ Asking Price: **\$8,936,000**
- ☑ Cap Rate: **7.0%**
- ☑ Lease Type: **Absolute NNN**
- ☑ Lease Rate: **\$18.00 / SF**
- ☑ Lease Escalator: **2%**
- ☑ NOI: **\$625,572**
- ☑ Lease Term: **15 Years**
- ☑ Square Footage: **34,754**
- ☑ Sale PSF: **\$257.12**
- ☑ Lease Commences: **At Close**

## INVESTMENT HIGHLIGHTS

- ☑ **Strong Credit:** *Summit Beverage is a highly profitable company that continues to grow exponentially year over year.*
- ☑ **Mission Critical Location:** *Strategically located in Butte, MT, this facility serves as a key distribution hub for Summit Beverage's statewide operations.*
- ☑ **Established Tenant:** *With a history dating back to 1968, Summit Beverage has grown into Montana's leading distributor of beer and wine.*
- ☑ **High Market Demand:** *Montana's industrial sector remains robust, characterized by strong tenant demand and limited available inventory, fostering sustained value appreciation.*

### EXCLUSIVELY LISTED BY:

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## INVESTMENT SUMMARY

JET Industrial is pleased to present the sale leaseback of Summit Beverage's 34,754 SF corporate distribution facility located in Butte, Montana. The property sits on 2.57 acres and serves as a mission-critical logistics center for one of Montana's largest beverage distributors. Summit Beverage will execute a new 15-year Absolute NNN Lease at closing.

Summit Beverage has been a prominent presence in Montana since 1968. Through a series of strategic acquisitions, the company has established itself as a leading distributor of beer, wine, and non-alcoholic beverages. Summit Beverage serves a broad geographic area across Montana, offering an extensive portfolio that includes renowned brands such as Coors, Miller, Gallo, Heineken, and Corona. With its wealth of industry experience and strong market positioning, the company is well-positioned to continue its long-term success.

Located in the scenic Rocky Mountains of Southwest Montana, Butte is a historic mining town with a population of approximately 40,000, making it the fifth-largest city in the state. The city benefits from convenient access to Interstates 15 and 90.

The Butte industrial market remains highly sought after, driven by strong logistics connectivity, limited supply, and consistent rental growth. These factors make the market an attractive long-term investment opportunity, providing stability and potential for appreciation.

For further information regarding Summit Beverage, please visit [summitbeverage.com](https://summitbeverage.com).

# PROPERTY OVERVIEW

## PROPERTY SPECIFICATIONS

- ☑ Total SF: 34,754 (Includes 4,000 SF Cold Storage)
- ☑ Warehouse SF: 30,754 / Office SF: 4,000
- ☑ Acreage: 2.57 Acres
- ☑ Built: 1983 (Latest Renovation 2001)
- ☑ Doors: 2 Overhead / 5 Dock
- ☑ Clear Height: 17' - 20'
- ☑ Construction Type: Block
- ☑ Roof: TPO (New in 2024)
- ☑ Parking: Asphalt (20 Spots)
- ☑ Fire Protection: Wet Pipe Sprinkler System
- ☑ Lighting: High Efficiency LED
- ☑ HVAC: Gas forced Air





**INTERIOR PHOTOS**





**INTERIOR PHOTOS**





**INTERIOR PHOTOS**





**EXTERIOR PHOTOS**



# COMPANY OVERVIEW



## Premium Beverage Portfolio

Summit Beverage distributes an extensive selection of beer, wine, and non-alcoholic beverages from globally recognized brands, including Coors, Miller, Gallo, Heineken, Corona, and more.



## Strategic Distribution Network

With state-of-the-art warehouse facilities in Butte, Missoula, and Kalispell, Summit Beverage efficiently serves a vast multi-county region across Montana.



## Technology-Driven Operations

Summit Beverage leverages advanced logistics, real-time inventory tracking, and online ordering through Summit EZ Link to streamline operations and maximize efficiency.



## Commitment to Quality & Service

Summit Beverage prioritizes customer satisfaction, offering award-winning delivery systems, custom merchandising, and draft system support to enhance the success of its retail and hospitality partners.



Retail & Grocery Chains



Bars & Restaurants



Hospitality & Entertainment



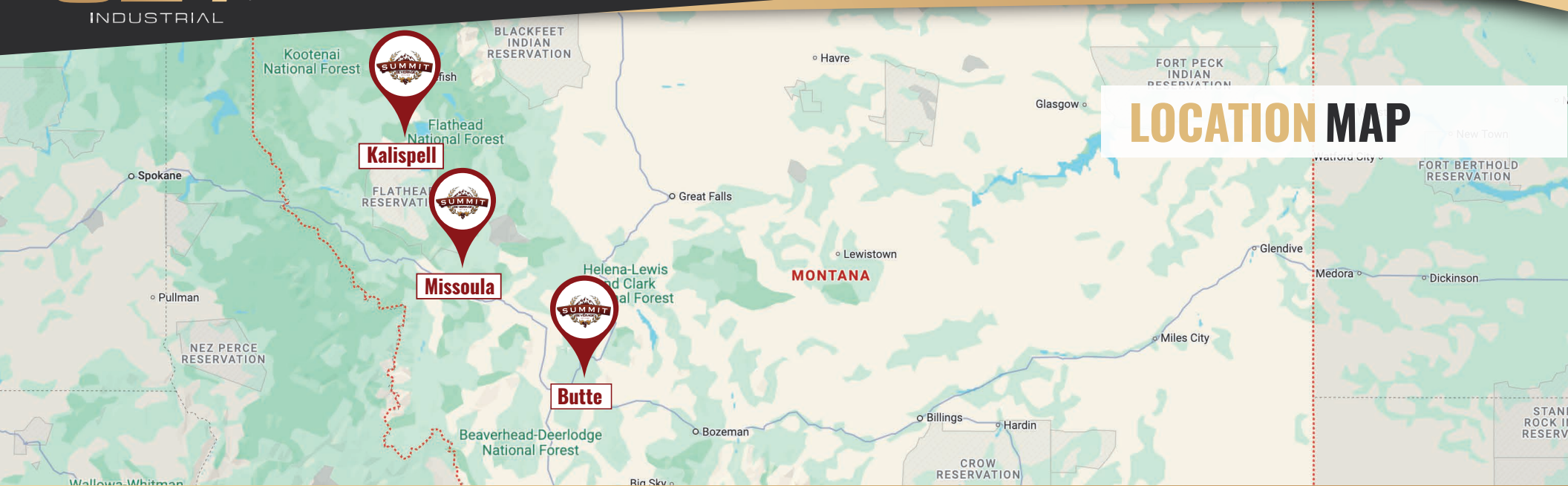
Corporate Accounts



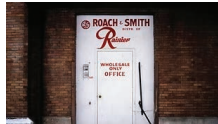
Warehousing & Logistics



Draft & On-Premise



# COMPANY HISTORY



**1968**

Roach & Smith was purchased by Joe & Ruth Markovich in 1968 beginning as a modest candy and tobacco wholesale business nestled in Anaconda, Montana, just 17 miles from bustling Butte.

By 1976, the company had expanded its operating area to seven counties in southwest Montana.



**1977**

By 1977 an opportunity presented itself to purchase Kenny's Distributing of Butte, Montana.

In July of 1979, the state of Montana went from a closed to an open system of wine distribution. Roach & Smith applied for but did not receive any wine brands until October of 1986.



**1989**

In 1989, the Markovich family closed their Anaconda operation and consolidated the main office into the Butte operation.



**2000**

March of 2000 marked the acquisition of the Miller, Corona, and Gallo brands from Mile High Distributing of Butte.

The purchase of Earl's Distributing in April of 2004 made Roach & Smith Dist. Inc. the largest beer and wine distributor in the state of Montana, and demonstrated that they would be a consolidator in the state.



**2015**

2015, Summit Beverage introduced a sleek new logo. Departing from its previous design, the updated emblem embodies the company's commitment to innovation and progress.

Summit Beverage, a leading regional distributor, breaks ground on its expansive new headquarters in Missoula, Montana.



**2021**



**2023**

In January of 2023, Summit Beverage purchased Fun Beverage in Kalispell, Montana, expanding the service area to include all of Western Montana and service approximately 50% of the population of Montana.





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**DISCLAIMER**

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