

SALE

2150 COULSON RD E

Billings, MT 59101



SALE PRICE

\$750,000

George Warmer, SIOR, CCIM
(406) 855-8946

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SALE

2150 COULSON RD E

Billings, MT 59101



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

2150 Coulson Rd E | Billings, MT
Industrial/Warehouse Building — For Sale
\$750,000 | 7,220 SF | 2.88 Acres | Heavy Industrial Zoning

Positioned on 2.88 acres in Billings' heavy industrial corridor, this 7,220-square-foot building offers a rare opportunity to own a well-built, functional industrial asset with room to grow. Constructed in 2001, the property combines solid bones with the flexibility that heavy industrial (M-2) zoning affords — supporting a wide range of uses from warehousing and distribution to fabrication, contractor storage, or fleet operations.

The generous lot size provides ample yard space for outdoor storage, equipment staging, or truck maneuverability, a valuable feature in a market where usable industrial acreage is increasingly scarce. Its Coulson Road East location offers convenient access to major thoroughfares, positioning tenants and owner-users close to Billings' industrial base and transportation routes.

PROPERTY HIGHLIGHTS

- 7,220 SF industrial building
- 2.88-acre lot with excess land for expansion or yard use
- Heavy Industrial zoning — broad range of permitted uses
- Built in 2001
- Billings industrial corridor location

OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	1
Lot Size:	122,233 SF
Building Size:	7,220 SF

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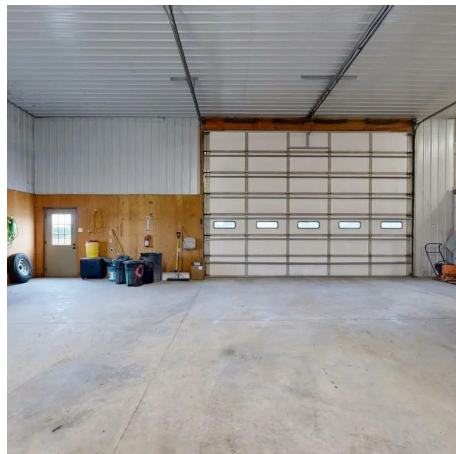


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PHOTOS

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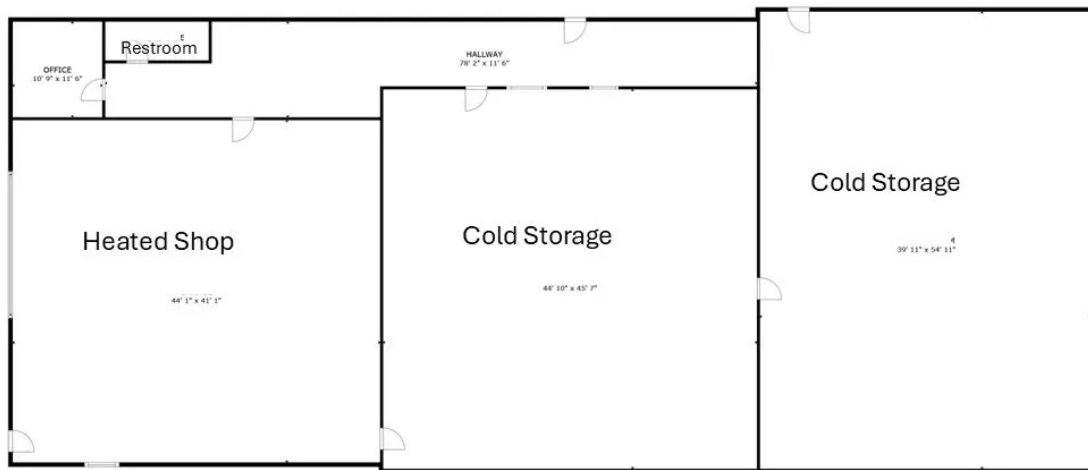


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FLOOR PLAN

2150 COULSON RD E

Billings, MT 59101



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 5,157 sq.ft.
EXCLUDED AREAS : GARAGE 1,812 sq.ft.
TOTAL : 5,157 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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MAP

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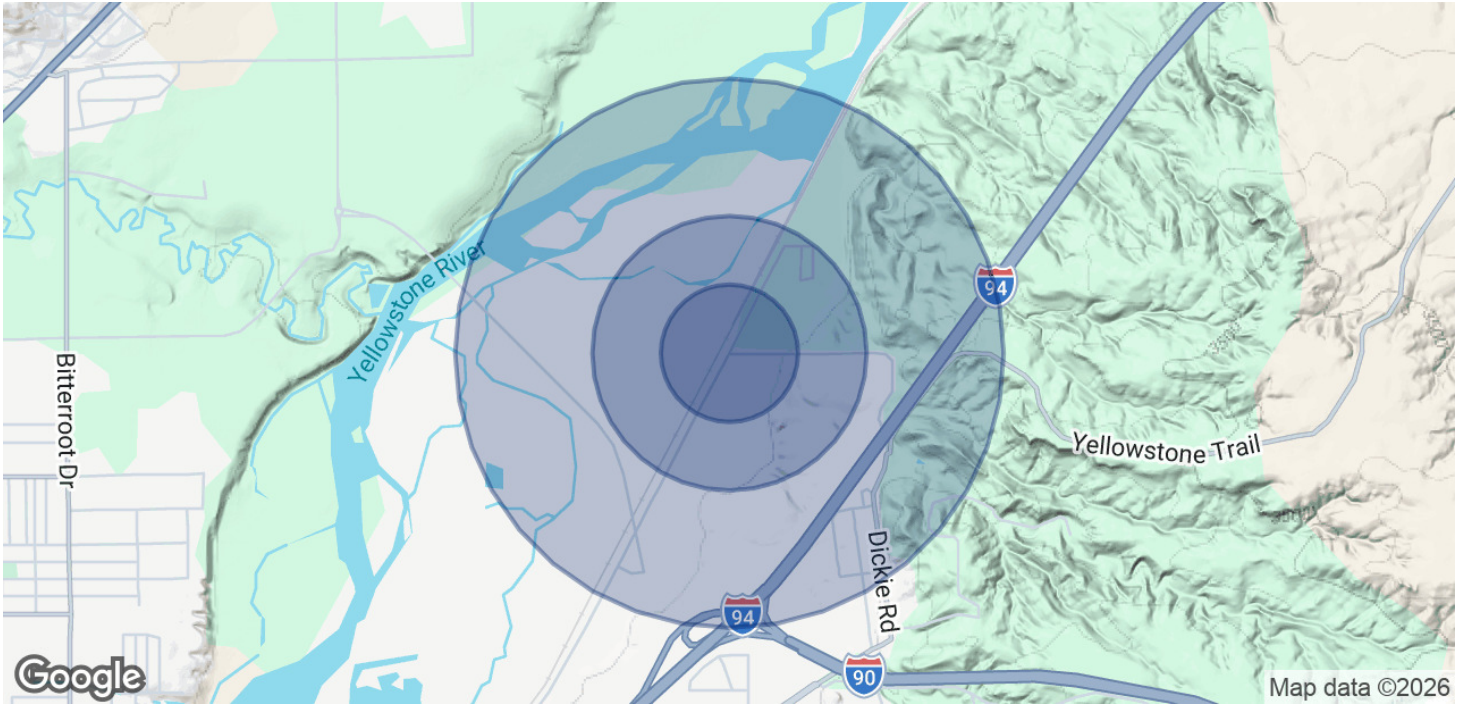


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DEMOGRAPHICS

2150 COULSON RD E

Billings, MT 59101



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	100	403	1,315
Average Age	37.4	37.1	37
Average Age (Male)	38.3	38	37.8
Average Age (Female)	36.5	36.3	36.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	34	135	446
# of Persons per HH	2.9	3	2.9
Average HH Income	\$100,051	\$100,767	\$99,931
Average House Value	\$277,899	\$261,470	\$265,400

2023 American Community Survey (ACS)

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BROKER BIO

2150 COULSON RD E

Billings, MT 59101



George Warmer, SIOR, CCIM

Principal Broker

george@cbcmontana.com

Office: (406) 656-2001 | Cell: (406) 855-8946



MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is an SIOR & CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Member: SIOR
Member: CCIM
Board Member: Metra Park
Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Board Member: Coldwell Banker Commercial Advisory Board
Active Member of West End Rotary

RECOGNITION

2024 Halter Case Award Recipient
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2025 Transactions of Note

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