

SALE / LEASE

2777 S 56TH ST W

Billings, MT 59106



SALE PRICE	\$4,100,000
LEASE RATE	\$28,750 per month

Nathan Matelich, SIOR, CCIM
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Michael Speidel
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Lease Rate **\$28,750 PER MONTH**

OFFERING SUMMARY

Available SF:	30,000 SF
Lot Size:	2.34 Acres
Price / SF:	\$136.67
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- 30,000 SF New Construction Shop/Warehouse
- 25,000 SF of Shop/Warehouse
- 5,000 SF of Office/Showroom
- 28 ft Ceilings
- 5 qty 14 ft Overhead Doors
- 2 qty 16 ft Extra Wide Overhead Doors
- 2 Sets of Overhead Doors are Drive Through
- 4 Separate Electrical Panels
- 3 Phase Power Available
- Fully Fire-Sprinklered
- Ability to Add Fenced Yard
- Ability to Add Overhead Cranes
- Lease Rate is \$9 PSF Base Rent + \$2.50 PSF NNN
- Ability to Demise Space in Smaller Units/Condos for Qualified Buyers/Tenants
- Adjacent 1.15 Acre Lot Available for an Additional Cost (3.49 Acres Total)

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LISTING OVERVIEW:

Located in one of Billings' premier west end industrial parks with excellent visibility and access along 56th St W, this new construction facility sits in a well-established corridor that continues to attract the area's top industrial and commercial operators. Four separate electrical panels with 3-phase power available ensure the facility can meet the demands of virtually any industrial operation, and the 28-foot ceilings provide the overhead clearance needed for crane installation — a rare find in the Billings market.

The west end's proximity to major transportation routes makes it ideal for semi-truck traffic and heavy equipment movement, with the ability to add a fenced laydown yard for outdoor storage-intensive users. This is an exceptional fit for contractors, equipment dealers, oilfield services, distributors, manufacturing operations, or any business that needs serious power, height, and room to work. The seller/landlord is willing to finish to suit, making this a true build-to-your-needs opportunity in one of the most active industrial corridors in the region.



Proposed Office/Showroom Buildout



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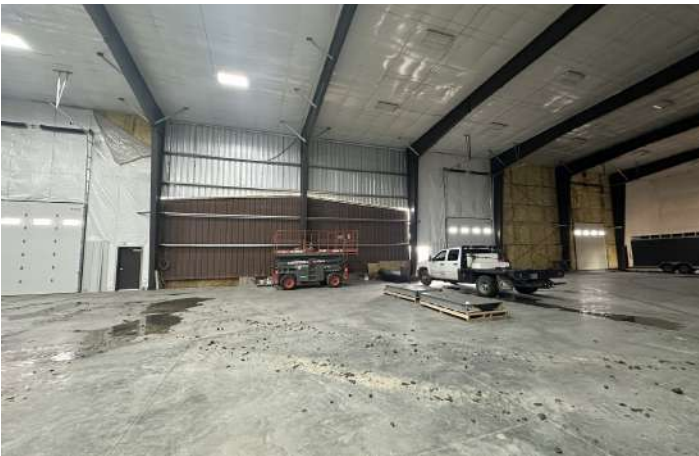


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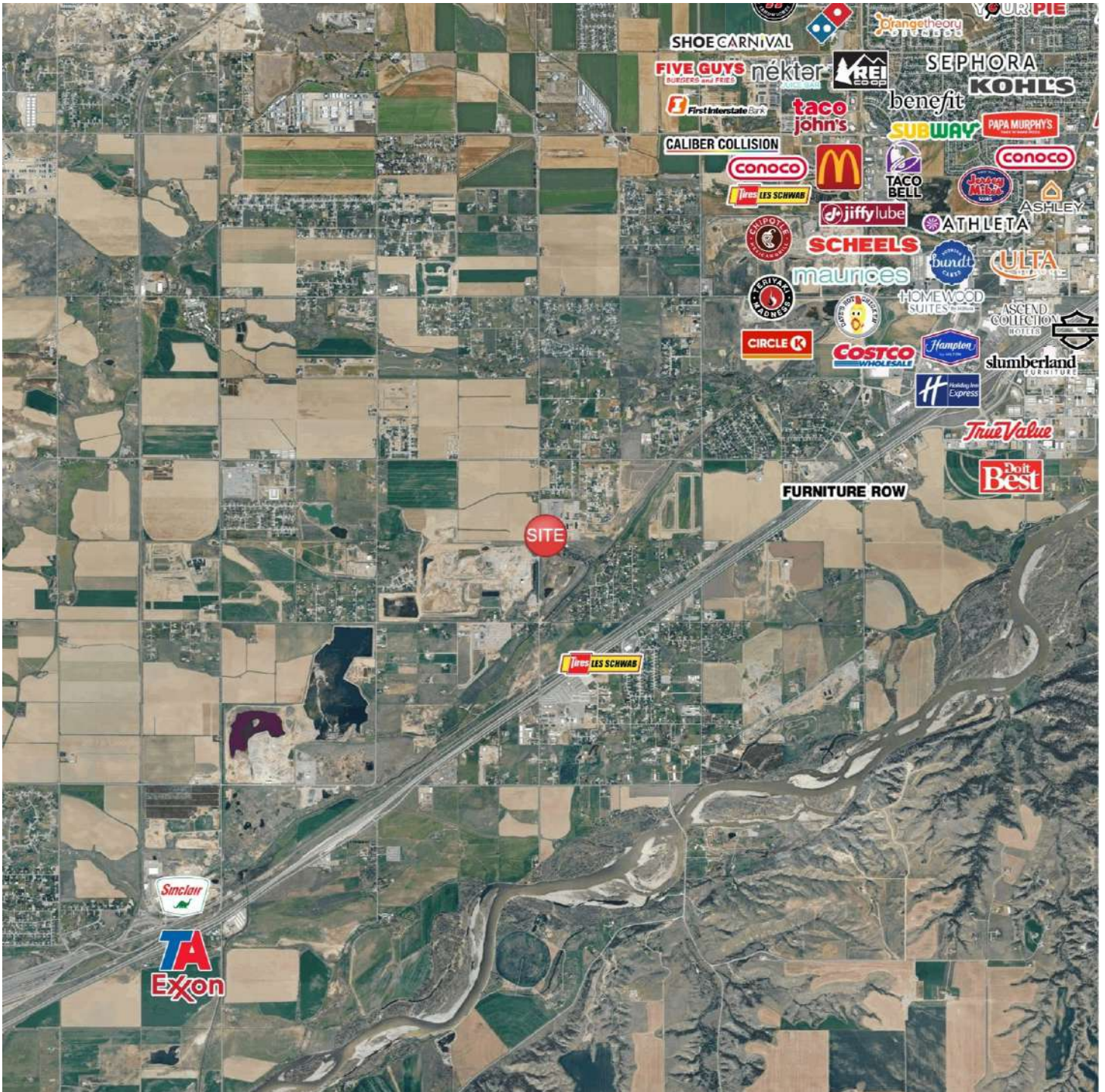


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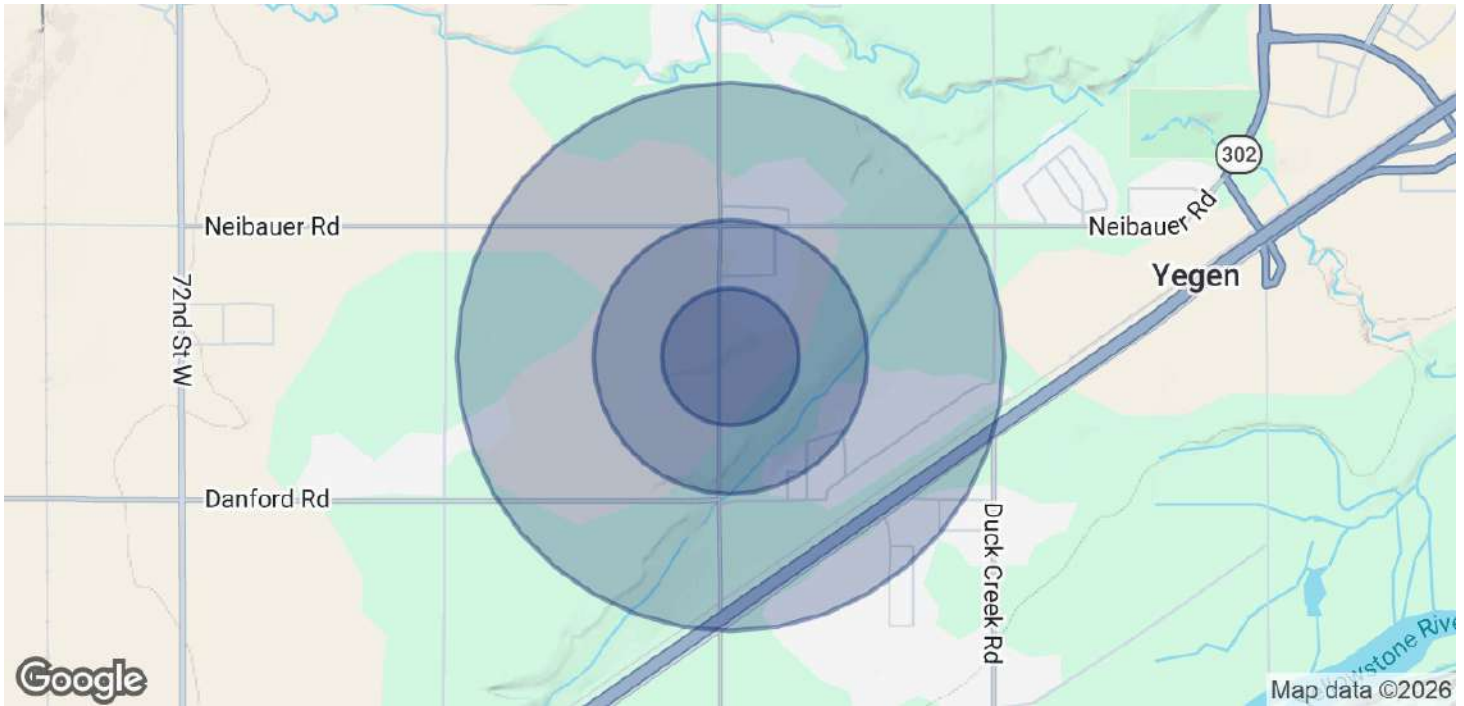


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	73	293	1,144
Average Age	35	34.8	34.5
Average Age (Male)	34.8	34.6	34.4
Average Age (Female)	37.3	37.1	36.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	24	96	390
# of Persons per HH	3	3.1	2.9
Average HH Income	\$211,466	\$211,466	\$198,300
Average House Value	\$479,343	\$463,541	\$458,683

2023 American Community Survey (ACS)

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