

Sale

1270 Lockwood Rd

Billings, MT 59101



SALE PRICE

\$1,298,000

Nathan Matelich, SIOR, CCIM
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OFFERING SUMMARY

Building Size:	12,000 SF
Lot Size:	0.99 Acres
Price / SF:	\$108.17
Year Built:	1999
Zoning:	L1 - Light Industrial

PROPERTY OVERVIEW

- 100% Leased Multi-Tenant Shop/Warehouse Investment Property
- 7.5% Cap Rate
- 6 Separate Tenants with NNN Leases
- 12,000 SF Across 2 Buildings
- Septic and Lockwood Water
- Pride of Ownership = Very Little Deferred Maintenance
- NOTE: Please Do Not Contact Tenants, Showings by Appointment Only

LOCATION OVERVIEW

1270 Lockwood Rd is a turnkey investment opportunity located in Lockwood, one of the Billings area's most active industrial corridors. This 12,000 SF property is 100% leased, offering investors immediate, in-place cash flow from day one with no lease-up risk. Lockwood continues to benefit from strong industrial and commercial demand, driven by direct access to I-90, proximity to the Billings trade area and ongoing growth throughout the corridor due to the Johnson Lane Bypass addition. Properties in this submarket consistently attract quality tenants and maintain low vacancy, making this an excellent addition to any portfolio for investors seeking passive income backed by real assets in a proven Billings, MT market. Contact listing broker and sign an NDA for rent roll, lease abstracts, and financial details.

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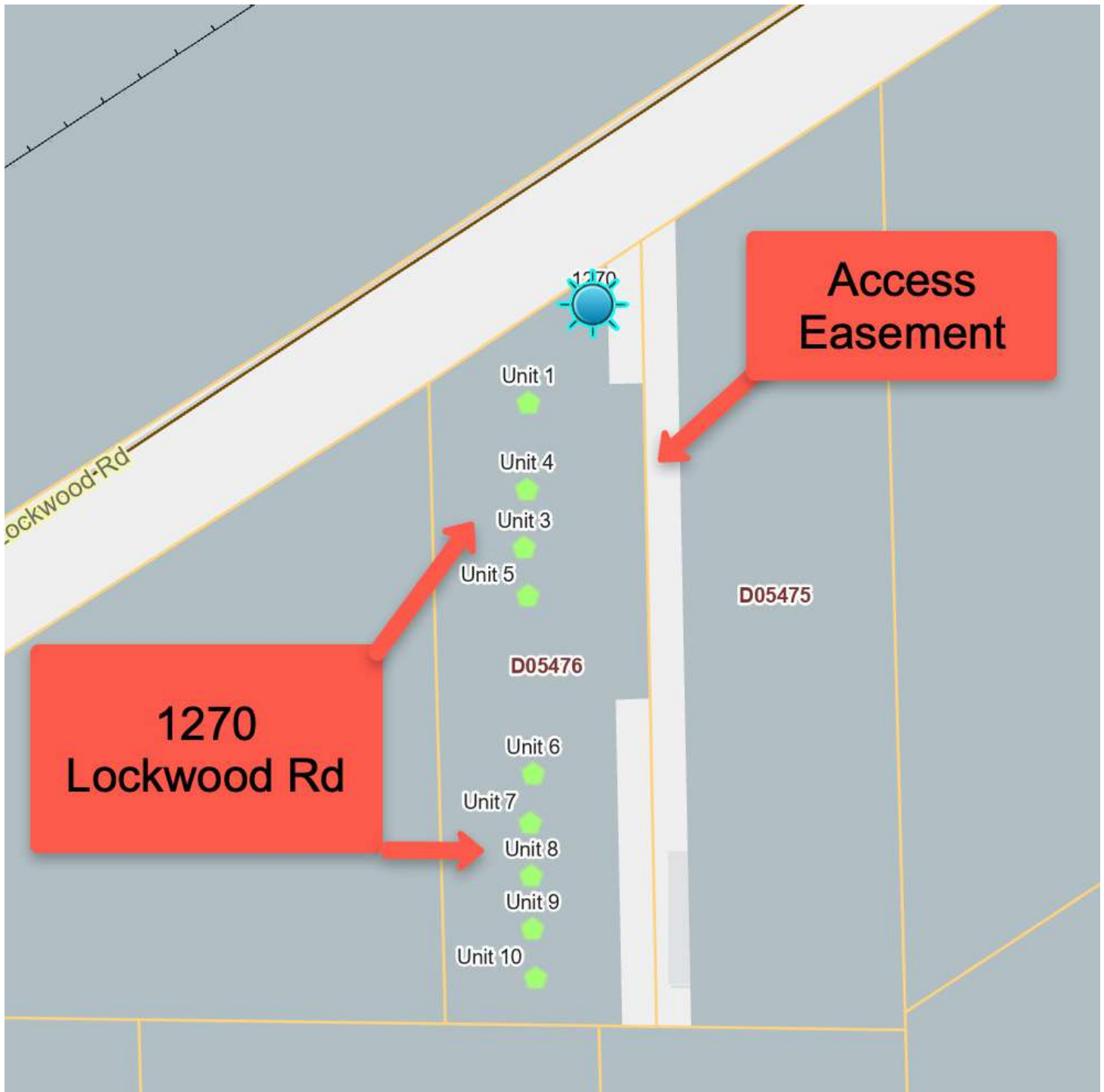


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CAPITAL IMPROVEMENTS & PREVENTIVE MAINTENANCE

OWNERSHIP INVESTMENT SUMMARY

Ownership has kept 1270 Lockwood Road on a continuous preventive-maintenance program rather than deferring work to a sale. The roof is under an annual inspection and repair program with a single contractor, and both buildings have had their plumbing, electrical and lighting systems addressed within the last two years. The items below are as reported by ownership on August 20, 2026.

ROOF PROGRAM Annual Bradford Roofing · last June 2025	GUTTERS 2025 Replaced with new	EXTERIOR 2025 Wood siding restrained	MOST RECENT WORK 2026 New heater, Unit 10
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DOCUMENTED IMPROVEMENTS

Owner-supplied, dated 8/20/2026

ROOF & BUILDING ENVELOPE		
Roof	Annual inspection, maintenance and repair program with Bradford Roofing. Most recent inspection June 2025.	Ongoing
Gutters	Replaced with new gutters.	2025
Exterior	Wood siding restrained.	2025
SITE & GROUNDS		
Parking Lot	Patched, sealed and striped.	2021
Irrigation	Lawn sprinkler system inspected, repaired and adjusted.	2025
BUILDING SYSTEMS		
Plumbing — Building 1	Units 1–5: all plumbing inspected. One new water heater and one new toilet installed.	2025
Electrical & Plumbing — Building 2	Units 6–10: electrical and plumbing inspected and updated where needed.	2025
Lighting — Building 2	Interior and exterior lighting converted to LED.	2025
Heating — Unit 10	New gas forced-air heater installed.	2026
INTERIOR		
Building 2 Interiors	Units 6–10: interior walls repaired and painted.	2025
Where the money has gone. Roof under an annual contractor program, gutters replaced, siding restrained, plumbing and electrical inspected across both buildings, and all Building 2 lighting converted to LED — every item within the last twenty-four months, plus a new heater in Unit 10 in 2026. The parking lot, last patched, sealed and striped in 2021, is the oldest item on this list and the one a buyer is most likely to ask about.		

DISCLAIMER. The improvement detail summarized above was supplied by ownership and is current as of August 20, 2026. Coldwell Banker Commercial CBS has not independently verified the scope, cost, quality or completion of any work described, and makes no representation or warranty, express or implied, as to its accuracy or completeness. This summary is not a property condition report, an inspection, or a warranty of any building system. Prospective purchasers are advised to conduct their own independent investigation, to engage qualified inspectors, and to request invoices, warranties and contractor documentation for the items listed. Prepared September 7, 2026.

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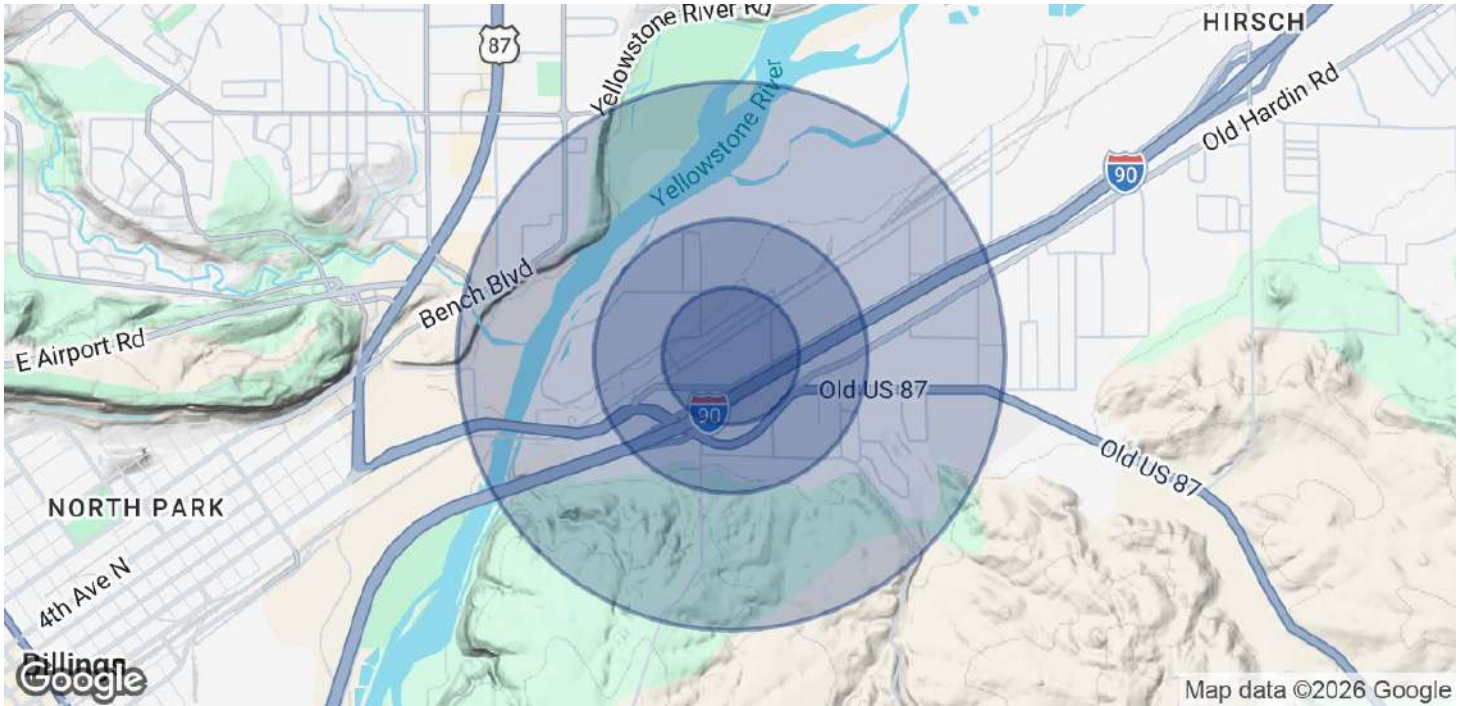


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	44	201	1,391
Average Age	37	38.5	39.5
Average Age (Male)	36.9	39	40.1
Average Age (Female)	37.2	37.5	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	77	585
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$63,516	\$65,118	\$64,854
Average House Value	\$201,144	\$213,369	\$217,942

2023 American Community Survey (ACS)

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