Sale

19-Acre Rail-Served Industrial Site

203 E Railroad St | Laurel, MT 59044



SALE PRICE $12,000,000

TOTAL IMPROVEMENTS: 111,232 SF

Click to view video

George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL CBS

Sale

203 E Railroad St

Laurel, MT 59044





Sale Price	**$12,000,000**

OFFERING SUMMARY

Property Type:	Industrial Warehouse
Price / SF:	$108.00 PSF
Lot Size:	19.12 AC
Year Built:	1975
Zoning:	Light Industrial
Manufacturing Facility:	88,380 SF
Storage Building:	20,800 SF
Office Building	1,836 SF
Guard Shack	216 SF

PROPERTY HIGHLIGHTS

- 111,232 SF Total Improvements
- 19.12-acre site
- Rail Spur
- Truck Scale
- Surrounded by national and corporate retailers
- Excellent visibility and convenient access
- Strong retail or mixed-use redevelopment potential
- Expansive warehouse and production areas
- Dedicated office and administrative space
- Large yard with room for storage and staging
- Convenient access to I-90 and regional transportation routes

OTHER RESOURCES

Drone Video

George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

203 E Railroad St

Laurel, MT 59044



360° VIRTUAL TOUR

LOCATION DESCRIPTION

For investors and developers, the location adds long-term upside. The site is bordered by E Railroad St and SE 4th St, minutes from I-90, and surrounded by Walmart, Albertsons, McDonald's, CVS, Ace Hardware, and other national retailers. That supports future redevelopment, including potential pad sites along the SE 4th Street frontage, subject to zoning.For investors and developers, the location adds long-term upside. The site is bordered by E Railroad St and SE 4th St, minutes from I-90, and surrounded by Walmart, Albertsons, McDonald's, CVS, Ace Hardware, and other national retailers. That supports future redevelopment, including potential pad sites along the SE 4th Street frontage, subject to zoning.

PROPERTY DESCRIPTION

203 E Railroad Street offers a rare combination of scale, rail service, and a retail-corridor location in Laurel, Montana. The 19.12-acre site is improved with four buildings totaling 109,301 SF: an 88,380 SF manufacturing facility, a 20,800 SF storage building, a 1,836 SF office building, and a 216 SF guard shack. The main facility was built in 1975. It features 24' clear height, 11 overhead doors up to 22' wide, concrete floors, and 750 kVA of power from NorthWestern Energy. Natural gas is supplied by Montana-Dakota Utilities and water by the City of Laurel.

The heavy infrastructure most buyers can't easily replicate is already in place: an on-site rail spur, a truck scale, and an expansive yard for outdoor storage, staging, and truck circulation. The property is well suited to an owner-user in manufacturing, building materials, distribution, or contractor operations.

George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL
CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

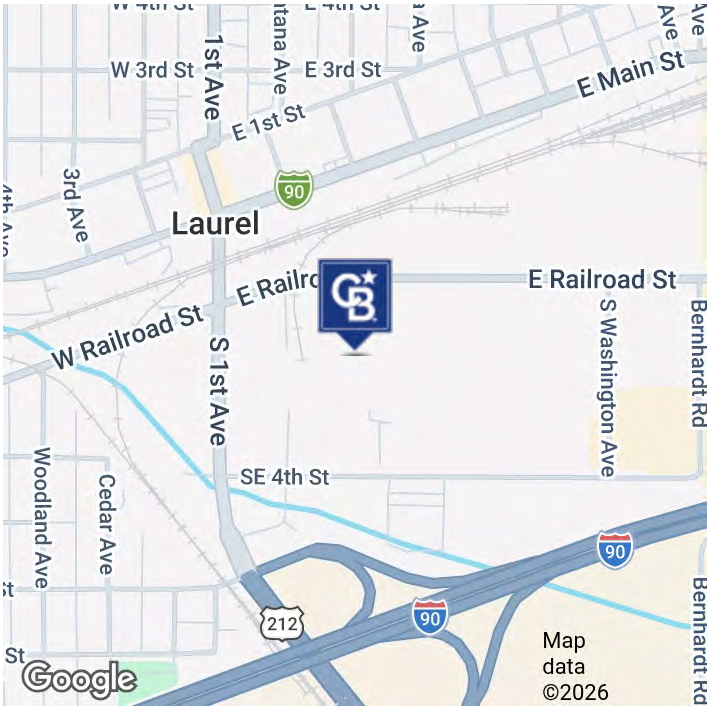
203 E Railroad St

Laurel, MT 59044



BUILDING SPECIFICATIONS

Clear Height:	24"
Overhead Doors:	11
Sprinkler System:	Dry-System
Floor Finish:	Concrete
Lighting:	LED
Parking Spaces:	Graveled
Office Entry	Separate Office Bldg
Power:	NWE - 750 kVA
Natural Gas:	MDU
Water:	City of Laurel



George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

203 E Railroad St

Laurel, MT 59044



George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL
CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

TRUCK SCALE

203 E Railroad St
Laurel, MT 59044



George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

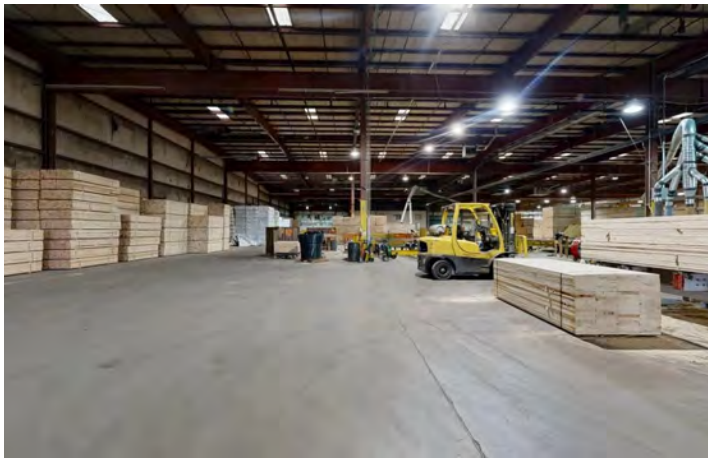
COLDWELL BANKER COMMERCIAL
CBS

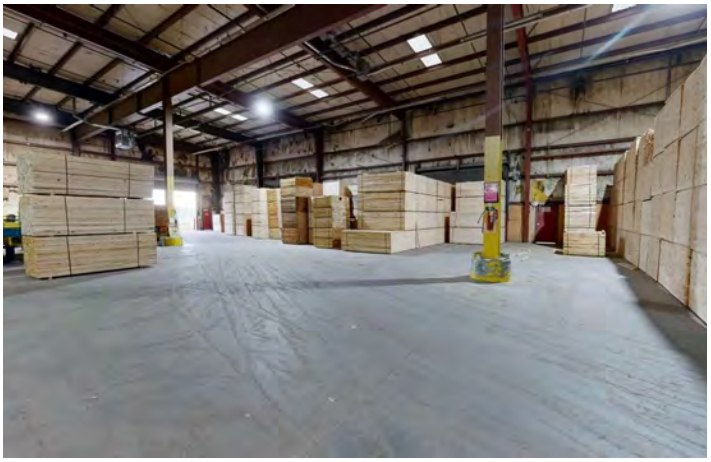
©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

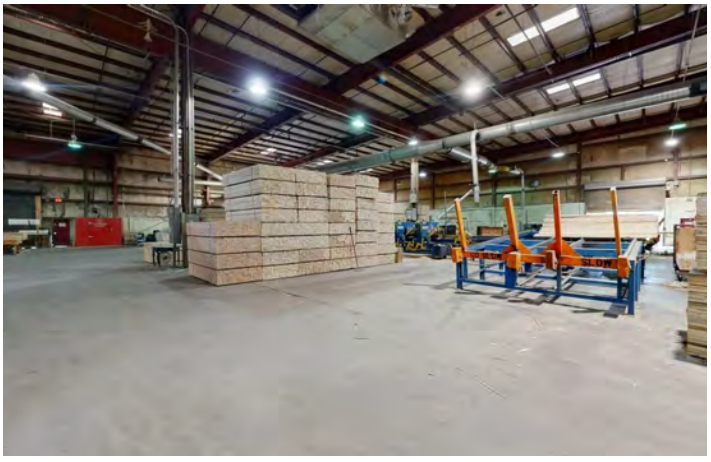
203 E Railroad St

Laurel, MT 59044

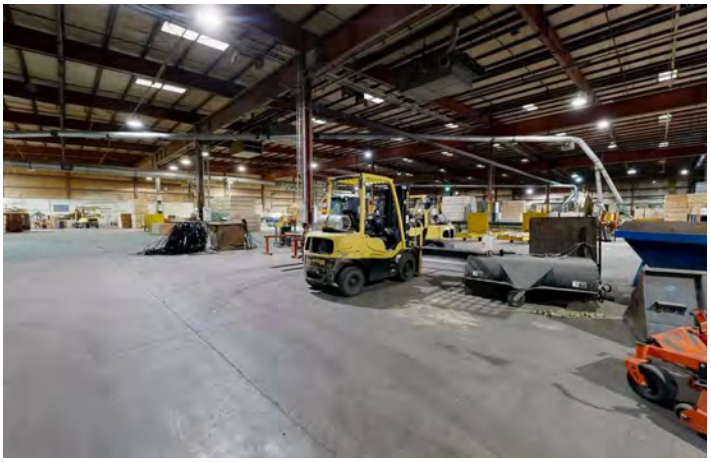












George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

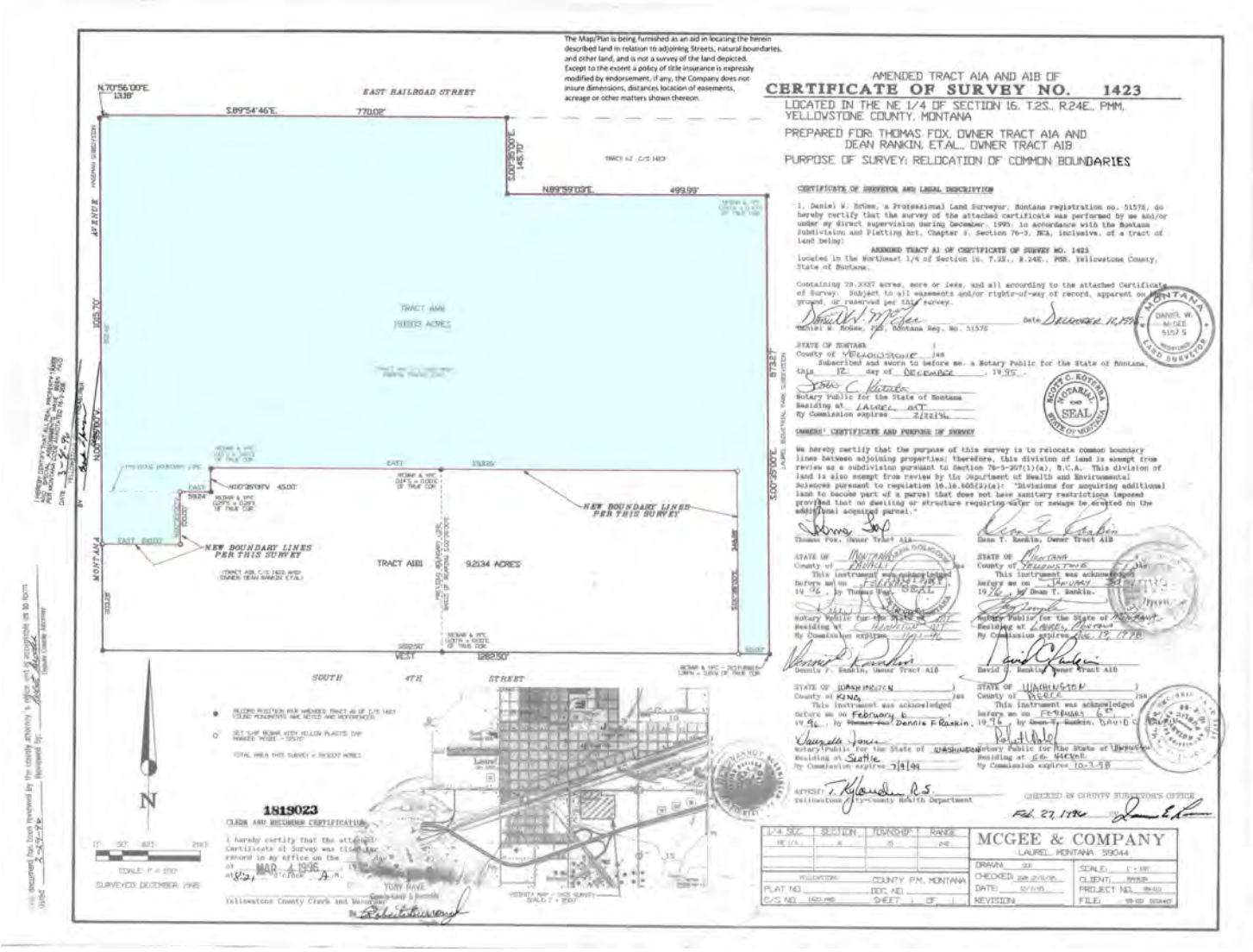
COLDWELL BANKER COMMERCIAL CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Plat Map

203 E Railroad St

203 E Railroad St Laurel, MT 59044



George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

FLOORPLAN

203 E Railroad St

203 E Railroad St Laurel, MT 59044

GENERALIZED FLOOR PLAN - FLOOR 1

Updated from marked field notes | Approximate



DOOR / PLAN NOTES

PD = personnel door. D = overhead door.
Blue segments indicate approximate openings.
Door locations follow the supplied marked-up plan.
D11 identifies the newly marked overhead door.
Dimensions are transcribed from supplied notes.
Area and dimensions require field verification.

DOOR SCHEDULE

D1 - North	16' W x 16' H
D2 - West	22' W x 17' 6" H
D3 - West	20' W x 17' 6" H
D4 - West	20' W x 17' 6" H
D5 - West	20' W x 17' 6" H
D6 - West	20' W x 17' 6" H
D7 - South	22' W x 17' 6" H
D8 - East	9' 6" W x 14' H
D9 - East	22' W x 17' 6" H
D10 - East	9' 6" W x 14' H
D11 - South	22' W x 17' 6" H

Source: supplied marked-up floor plan | Diagram for marketing/reference only; verify all conditions.

Not for construction | Drawing not to surveyed scale

George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

203 E Railroad St

Laurel, MT 59044





George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Sale

203 E Railroad St

Laurel, MT 59044



George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL
CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Retailer Map

203 E Railroad St
Laurel, MT 59044



George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

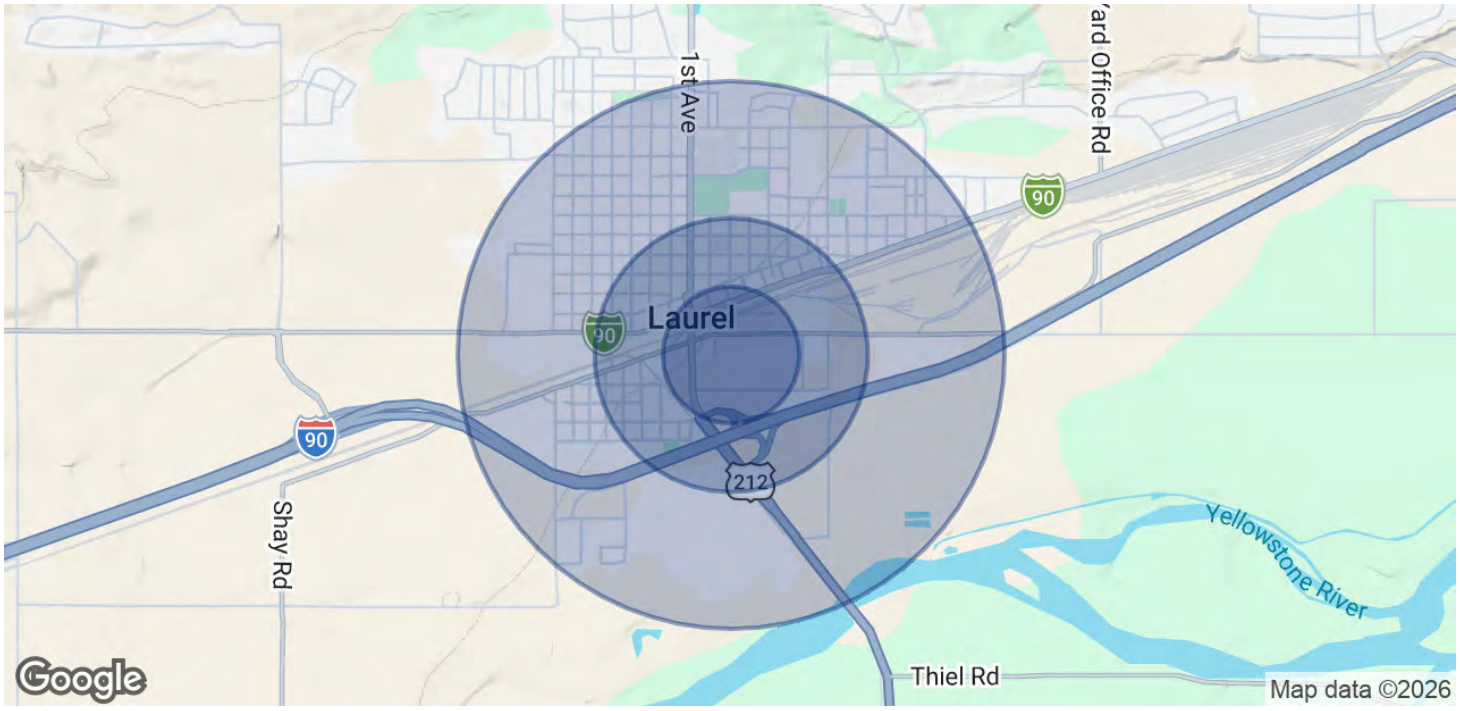
Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL
CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Demographics

203 E Railroad St
Laurel, MT 59044



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	276	1,037	3,185
Average Age	36.5	37	39.6
Average Age (Male)	35.7	35.5	38.5
Average Age (Female)	37.7	40.3	42.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	124	495	1,469
# of Persons per HH	2.2	2.1	2.2
Average HH Income	$119,245	$92,596	$82,733
Average House Value	$292,661	$254,184	$230,864

2023 American Community Survey (ACS)

George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Broker Bio



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.

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
Top 2% Producer, Platinum Circle of Distinction

EDUCATION

BA - University of Southern California
MBA - University of Denver

2025 Transactions of Note



CBS
3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com

COLDWELL BANKER COMMERCIAL CBS

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

Broker Bio

203 E Railroad St
Laurel, MT 59044



BRUCE KNUDSEN

Commercial Broker

bruce@cbcmontana.com

Direct: **(406) 698-8636** | Cell: **(406) 698-8636**

MT #RRE-BRO-LIC-127352

PROFESSIONAL BACKGROUND

Bruce is a highly accomplished professional with a solid educational background. His career began at KPMG, where he worked as an auditor from March 1987 to September 1991, gaining valuable financial analysis skills. Bruce then transitioned to independent consulting, specializing in troubled debt workouts, expert witness work, and related consulting services until October 1993.

With an entrepreneurial spirit, Bruce embarked on various business ventures. From October 1993 to September 2003, he owned and operated a successful delivery company. Following that, he established his own tax preparation and accounting services firm, running it from September 2003 to May 2015.

In May 2015, Bruce took on a new challenge as Vice President and CEO of Bridger Steel Inc., leading the company until February 2022. Continuing his entrepreneurial journey, he has been the proprietor of SMART Steel in Lafayette, LA, since November 2021.

Bruce's career is a testament to his financial expertise, leadership, and ability to thrive in diverse business ventures. Alongside his professional achievements, he remains engaged in his community, having served as a past member of the Billings Catholic School Board.

MEMBERSHIPS

Montana Association of Realtors

National Association of Realtors

CBS
3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.