

4151 1<sup>st</sup> Ave S, Billings, MT 59101

FOR SALE

OFFERING MEMORANDUM

**\$4,500,000**

- ± 49,112 sf, turnkey industrial property
- ± 3.62 acres
- Rail Spur
- 4 dock doors
- 3 drive in doors
- Ceiling clearance of 13' – 21'
- Sprinkled
- 3 phase power
- Convenient location with multiple interstate exits within 2 miles

*Listing referred by:*



**SterlingCRE**  
ADVISORS



**COLDWELL BANKER  
COMMERCIAL**

**CBS**

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**TABLE OF CONTENTS**

<b><i>SUMMARY</i></b>	<b><i>1</i></b>
<b><i>APPROXIMATE LOT LINES</i></b>	<b><i>2</i></b>
<b><i>AERIALS</i></b>	<b><i>3</i></b>
<b><i>PROPERTY PHOTOS</i></b>	<b><i>6</i></b>
<b><i>SITE LAYOUT</i></b>	<b><i>8</i></b>
<b><i>PROPERTY OVERVIEW</i></b>	<b><i>9</i></b>
<b><i>AREA OVERVIEW</i></b>	<b><i>10</i></b>
<b><i>DEMOGRAPHIC PROFILE</i></b>	<b><i>11</i></b>

Coldwell Banker Commercial CBS (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial and title information may be made available upon request following the execution of a non disclosure agreement or mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. Purchaser must make its own investigation of the Property and any existing or available financing.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

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## SUMMARY

<b>ADDRESS</b>	<b>4151 1<sup>st</sup> Ave S, Billings, MT 59101</b>
<b>PRICE</b>	<b>\$4,500,000</b>
<b>PROPERTY TYPE</b>	<b>INDUSTRIAL</b>
<b>YEAR BUILT</b>	<b>1959</b>
<b>TOTAL ACREAGE</b>	<b>±3.62 ACRES (157,557 SF)</b>
<b>BUILDING SIZE</b>	<b>±49,112 SF</b>
<b>WAREHOUSE SIZE</b>	<b>±39,512 SF</b>
<b>OFFICE SIZE</b>	<b>±9,600 SF</b>
<b>ZONING</b>	<b>LIGHT INDUSTRIAL</b>
<b>CONSTRUCTION</b>	<b>CONCRETE BLOCK/PRE-ENGINEERED STEEL</b>
<b>PARKING</b>	<b>APPROXIMATELY 41 SPACES</b>
<b>ACCESS</b>	<b>1<sup>ST</sup> AVE SOUTH</b>
<b>POWER</b>	<b>3 PHASE</b>
<b>SERVICES</b>	<b>CITY WATER &amp; SEWER</b>
<b>PROPERTY TAX</b>	<b>\$30,158 (2022)</b>
<b>FEATURES</b>	<b>GRADE LEVEL DOORS, DOCK HIGH DOORS, RAIL SPUR, SPRINKLED, OFFICE</b>

Introducing a large, turnkey industrial site with expansion potential at 4151 1st Avenue South in the growing city of Billings, Montana. The ±49,112 square foot warehouse features a grade-level overhead door, dock-high loading, and access to a rail spur. This ±3.62-acre parcel is connected to all city services, allowing for expansion, redevelopment, or significant truck circulation and parking space.

The property, located near the expanding downtown and West End areas, includes reception, a training room, private offices, and ample staff/client parking. It is located in close proximity to Interstate 90, Montana Avenue, and State Avenue, and is surrounded by a variety of retail and industrial businesses such as automotive services, hardware stores, and gas/convenience stores.

Currently serving as a distribution warehouse, the space may accommodate a range of industrial operations. This property would be ideal for those seeking a large industrial space or a redevelopment site with room for expansion.

Coca-Cola High Country is relocating to their new facility on S Frontage Road and Harnish Boulevard in January of 2024.

As the largest city in Montana, Billings is the thriving county seat of Yellowstone County with a population of over 115,000 residents. Located in southeast Montana, this city is known for its business-friendly environment, reasonable cost of living, and job opportunities, making it a welcoming place for both in-state and out-of-state residents. In 2021, The Wall Street Journal identified Billings as one of the hottest real estate markets in the country, and the city continued to experience rapid growth through 2022.



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APPROXIMATE LOT LINES



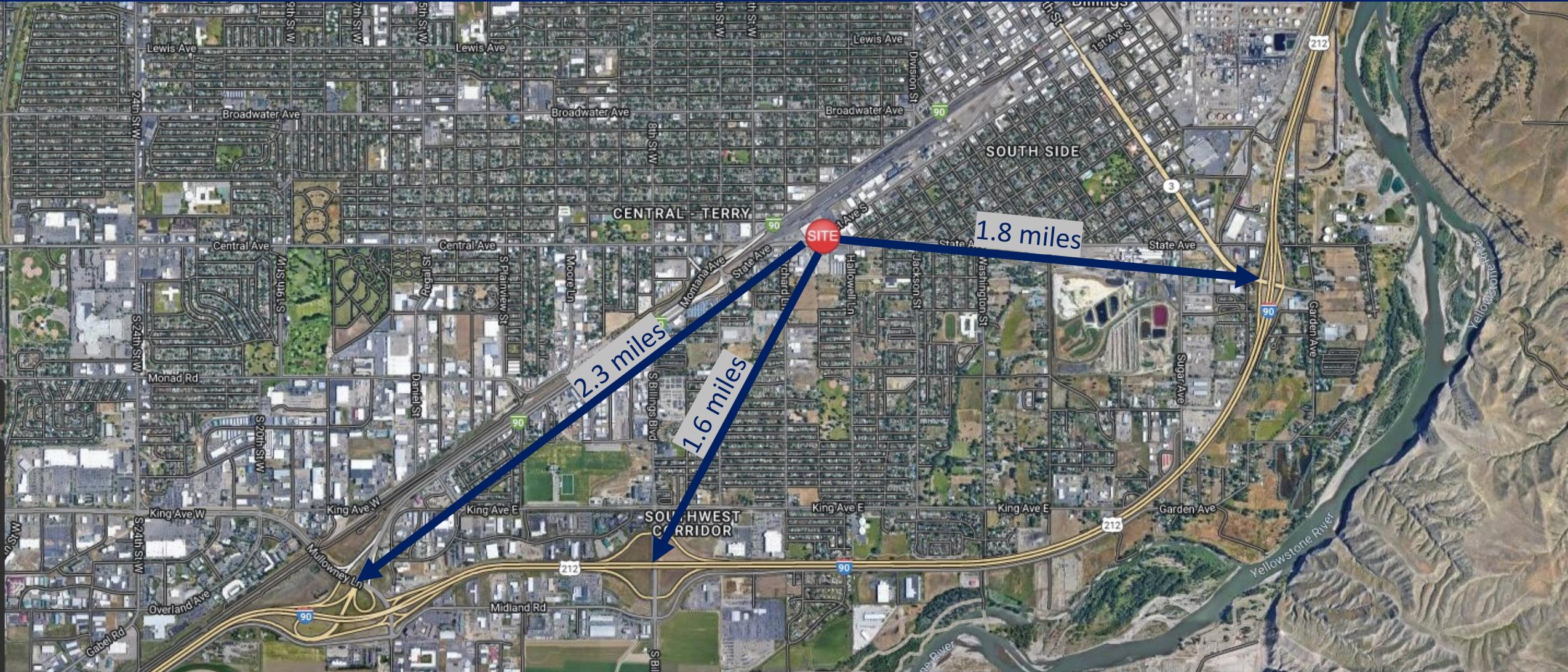
4151 1st Ave S, Billings, MT 59101

BOUNDARY AERIAL



# 4151 1st Ave S, Billings, MT 59101

# AERIAL



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PROPERTY PHOTOS



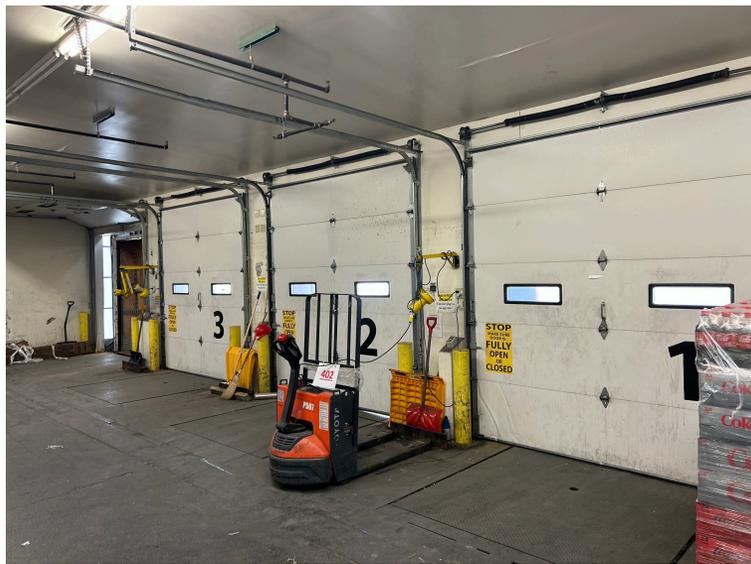
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PROPERTY PHOTOS





## LOCATION

The property is situated near downtown Billings and is approximately 2 miles, or less, from multiple Interstate 90 exits making the location easy to access for incoming and outgoing over the road shipments. The property also has a rail spur, providing access to the property for shipments coming in by rail.

The area is primarily industrial with other large warehouses and distributors nearby.

## ACCESS

Access from 1<sup>st</sup> Ave S

## TRAFFIC COUNTS

9,644 AADT (2022)

## PARKING

41 parking stalls

## YEAR BUILT

1959

## NEAREST AIRPORT

Billings Logan International Airport



**1959**  
YEAR BUILT



**9,644**  
TRAFFIC COUNT  
(AADT)



**NEAREST  
AIRPORT**  
Billings Logan  
International