
!! NEW ON MARKET !!
LARGE WAREHOUSE / SHOP / OFFICES
STORAGE / DISTRIBUTION FACILITY



- ★ Located at 1720 Lampman Drive, Billings, MT 59102
- ★ Class A offices and large dock high warehouse / shop
- ★ Good parking with signage area on Lampman Drive
- ★ West end location with good access to Interstate 90
- ★ Currently occupied by Diversified Transfer & Storage Pallet Shop

FOR MORE INFORMATION, CALL
ROB VELTKAMP BROKERAGE
406-855-9089

OFFERING SUMMARY

SUBJECT: Light Industrial Building used as storage/distribution facility

TYPE: Mixture of offices, dock high warehouse and shop spaces

LOCATION: 1720 Lampman Drive, Billings, MT 59102

LEGAL: TRILLIUM SUBD, S07, T01 S, R26 E, BLOCK 2, Lot 2A, AMND (99)

ZONING: I1-Light Industrial Zoning Classification

TAXES: A29183 \$31,344 (2024)

UTILITIES: Electricity, gas, water and sewer (all City services)

LAND PARCEL: Approximately 87,120 Sq. Ft. (2 Acres)

BUILDING: Approximately 33,053 Total Sq. Ft.

Approximately 26,000 Sq. Ft. of dock high warehouse and shop space, and 7,000 Sq. Ft. of finished offices, conference rooms, training/bull pen areas, breakrooms, and several sets of men's and women's restrooms.

Warehouse facility has 22'-23' sidewall heights with five (5) dock high doors and three (3) ground level drive in doors measuring 12' W x 14' H. Building is sandwich panel, tilt up concrete, energy efficient.

Site improvements include asphalt with paved parking and truck access areas. Rail tracks on east end of building with rail dock.

YEAR BUILT: 2001 and expansion space built in 2019

SUMMARY: Current tenant is willing to relocate. Closing and occupancy date to be negotiated with Seller.

FOR SALE: \$3,995,000 cash or new finance (Approximately \$121 PSF)

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