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**!! SALE & LEASE BACK !!**  
**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 \$39,372 (2025)
- UTILITIES:** Electricity, gas, water and sewer (all City services)
- LAND PARCEL:** Approximately 87,120 Sq. Ft. (2 Acres)
- BUILDING:** Approximately 33,000 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:** Seller's company to lease back the entire 33,000 sq. ft. facility at \$28,000 per month triple net for a five (5) year initial term with two (2) five (5) year renewal terms. New triple net lease to be negotiated between Buyer and Seller before closing.
- FOR SALE:** \$4,300,000 cash or new finance (approximately \$130 PSF)

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