

# INVESTMENT FOR SALE

1430 US Highway 87 E Billings, MT 59105

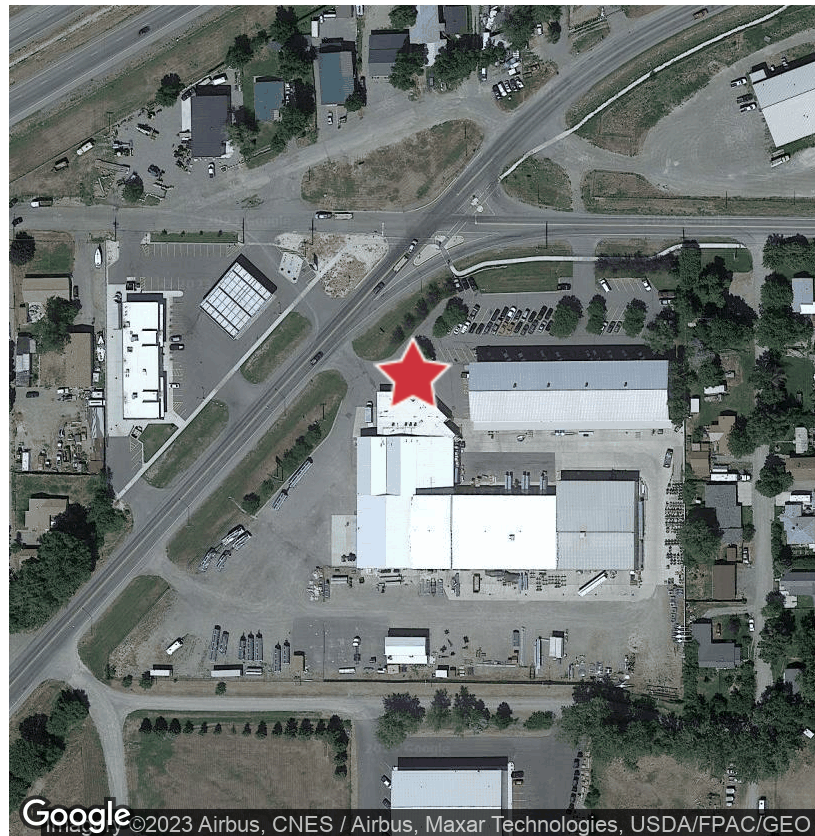
**NAI**Business Properties



## Industrial | 85,520 SF

Great location between the Lockwood exit and the Johnson Lane exit off of I 90.

- Investment property for sale \$3,890,000
- Current Lease April 1, 2018 to March 31, 2021 Rent \$33,500 NNN
- The current tenant has 8 options to renew their lease
- Each renewal period is for 3 years at a time
- Situated on APX 7.744 Acres
- Controlled Industrial zoning
- Office Building one 4,900 SF
- Warehouse building two 4,400 SF
- Warehouse building three 19,500 SF
- Warehouse building four 13,340 SF
- Trailer wash building five 1,700 SF
- Warehouse building six 21,600 SF
- Warehouse building seven 14,400
- Well and Septic
- Paved Parking



Google

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Caption 1



Caption 2



Caption 3



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