



WAREHOUSE & INDUSTRIAL LAND FOR SALE OR BUILD TO SUIT

NHN Elysian Road
Billings, Montana

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SterlingCRE
A D V I S O R S

**Lot lines are approximate*



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EXECUTIVE SUMMARY	3
PROPERTY DETAILS	6
DEMOGRAPHICS	19
MARKET OVERVIEW	21

EXECUTIVE SUMMARY



SterlingCRE
ADVISORS



**Lot lines are approximate*

SterlingCRE is proud to present industrial land For Sale or Built To Suit at NHN Elysian Road in Billings, Montana.

Up to ± 14.86 acres of industrial land in two parcels for sale or build to suit in Billings, Montana. Comprising ± 6.17 acres (Lot 2) and ± 8.69 acres (Lot 3) these lots are strategically located just south of I90 and is less than a five minute drive to two Interstate 90 interchanges.

The property has already been annexed into the City of Billings and would enable rapid construction timelines. Road, water and sewer infrastructure construction are underway and are scheduled for completion in Spring 2024.

The neighboring lot is under construction on a state-of-the-art last-mile logistics facility which underscores the area's attractiveness for logistics and warehousing operations. In addition, a brand new Coca-Cola manufacturing and distribution facility is in final stages of construction less than 1 mile away. FedEx Freight and other logistics facilities are located nearby as well.

The property is zoned Planned Unit Development with underlying zoning of Controlled Industrial from the previous zoning code and allows a wide range of uses. Some of these uses include construction offices/shops, light manufacturing, logistics, warehousing and storage.

NHN Elysian Road Billings, MT 59101

\$1,948,548 - \$2,744,389

PROPERTY TYPE:	INDUSTRIAL DISTRIBUTION
TOTAL ACREAGE:	± 14.86 ACRES
LOT 2 (6.17 AC)	\$1,948,548
LOT 3 (8.69 AC)	\$2,744,389



View Listing



View Video



Street View

NHN Elysian Road Billings, Montana

Industrial Land
For Sale or Build to Suit



SterlingCRE
ADVISORS

NOTE: If the video does not launch, you may need to update your PDF software or use the links to the left to launch media in your browser.

PROPERTY DETAILS



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NHN Elysian Road Billings, MT 59101

\$1,948,548 - \$2,744,389

PROPERTY TYPE:	Land
TYPE:	For Sale / Build To Suit
TOTAL ACREAGE:	±14.86
SERVICES:	City Water & Sewer
ACCESS	Elysian Road & Leatherneck Lane
ZONING:	Planned Unit Development
GEOCODE:	03092624119150000 & 03092624119130000
LOT NUMBERS:	Lot 2 & Lot 3
INTERSTATE PROXIMITY:	2 Interchanges less than 5 minutes away

	LOT 2	LOT 3
LOT SIZE:	±6.17 Acres	±8.69 Acres
TOTAL PRICE:	\$1,948,548	\$2,744,389



**Lot lines are approximate*



Easily accessible site less than five minutes from two interstate interchanges



Access to City of Billings water and sewer



Controlled Industrial zoning permits a variety of uses



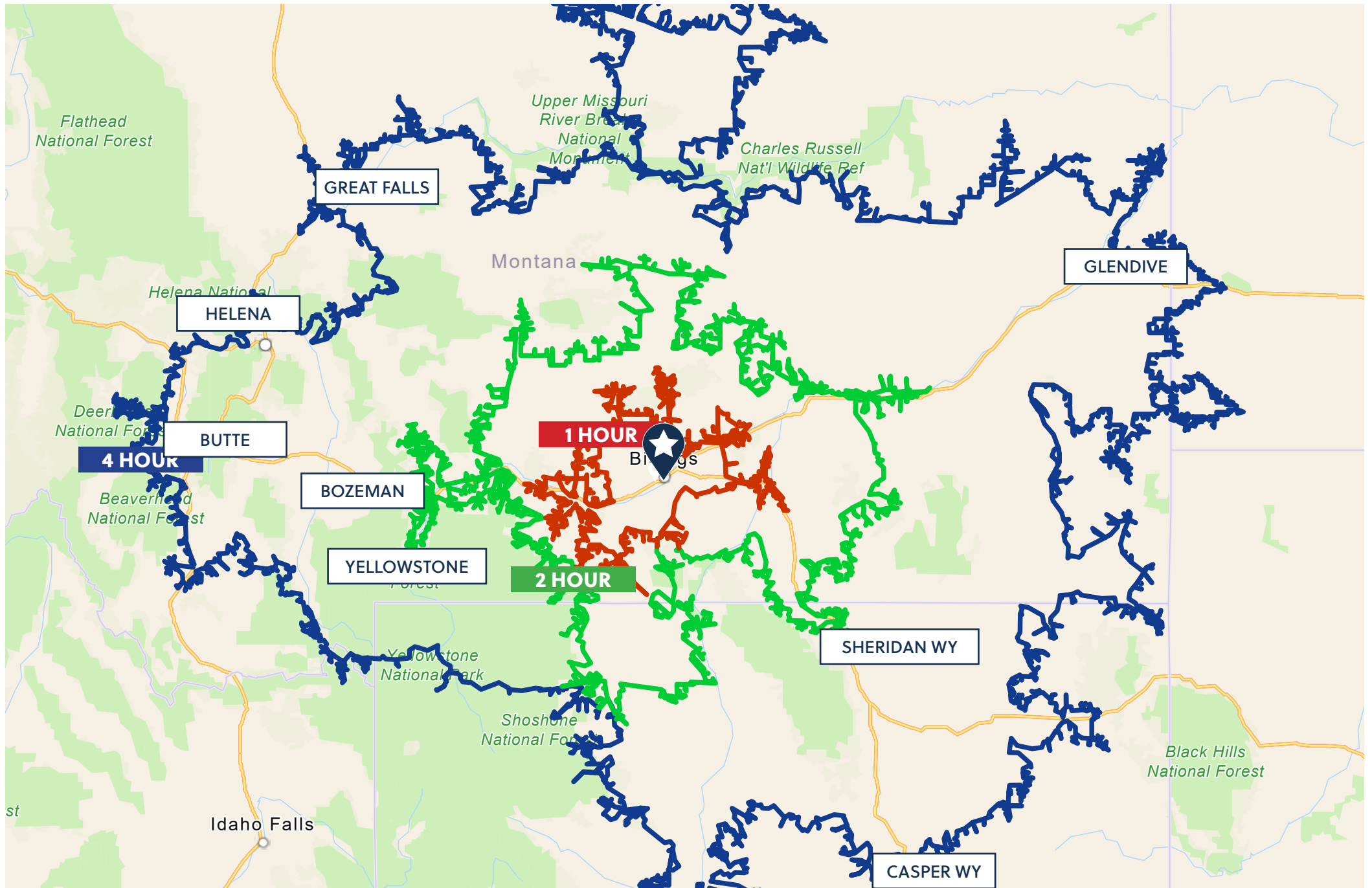
For Sale or Build To Suit

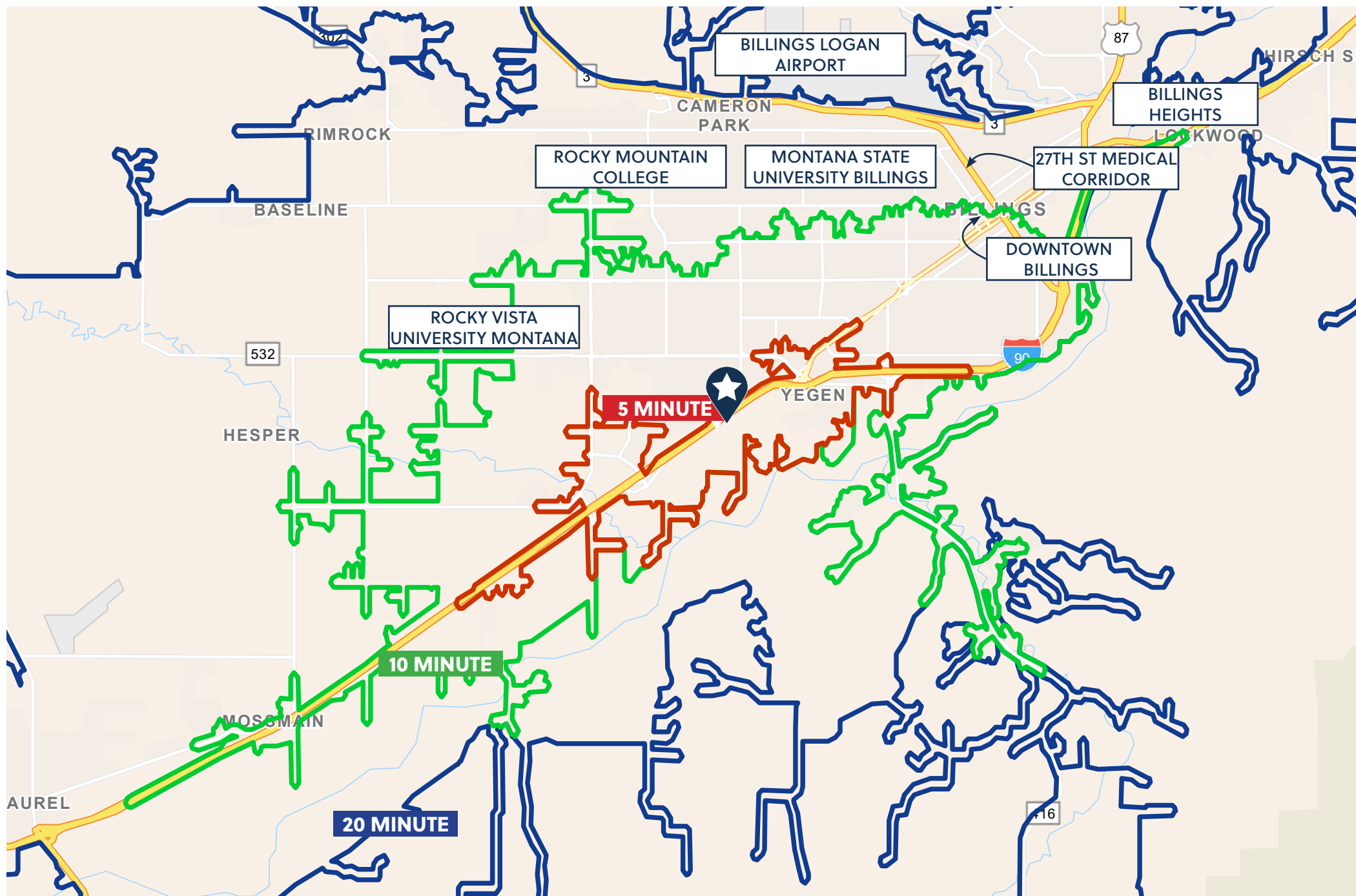


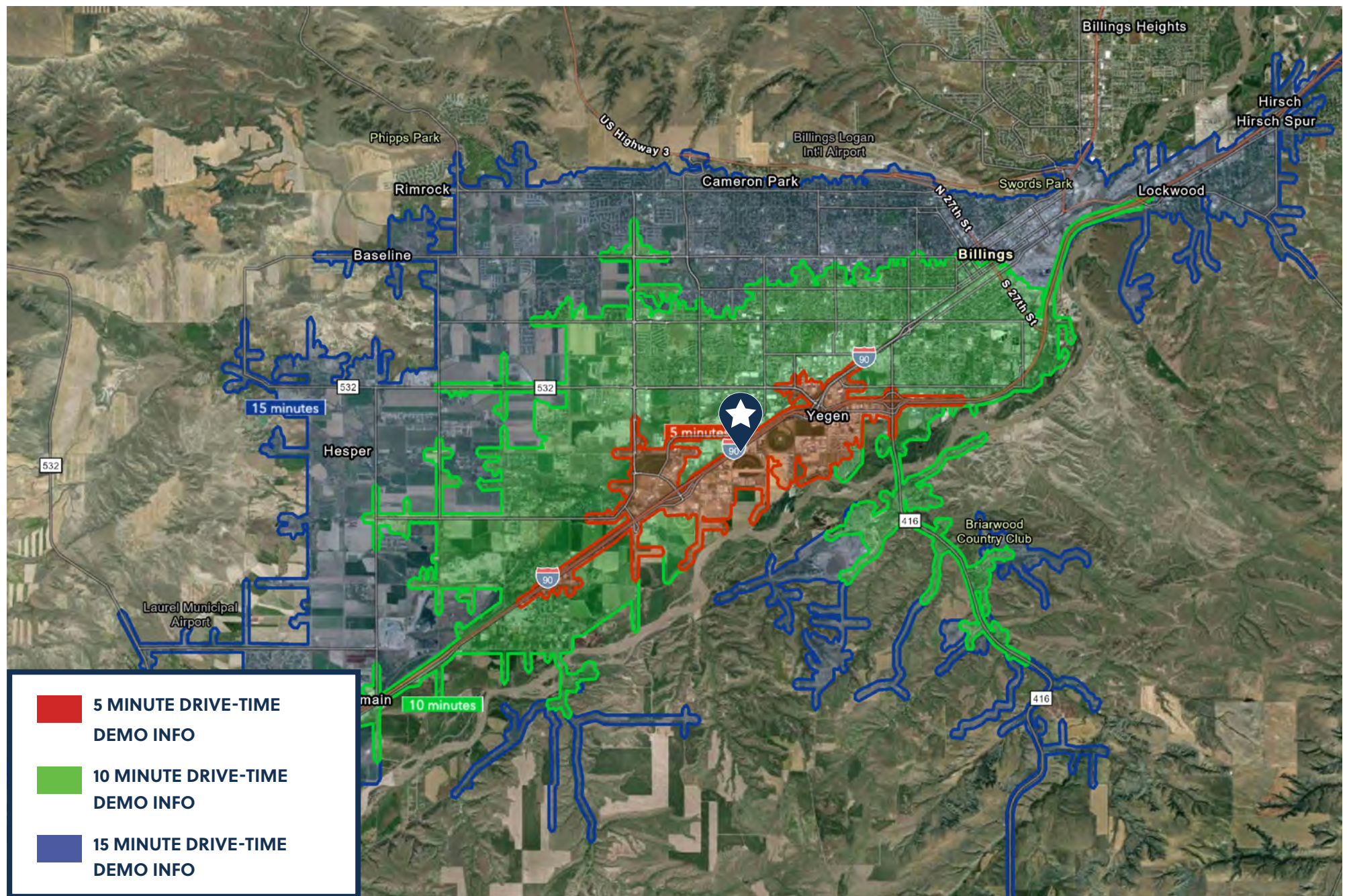
Last mile logistics facility being constructed next door



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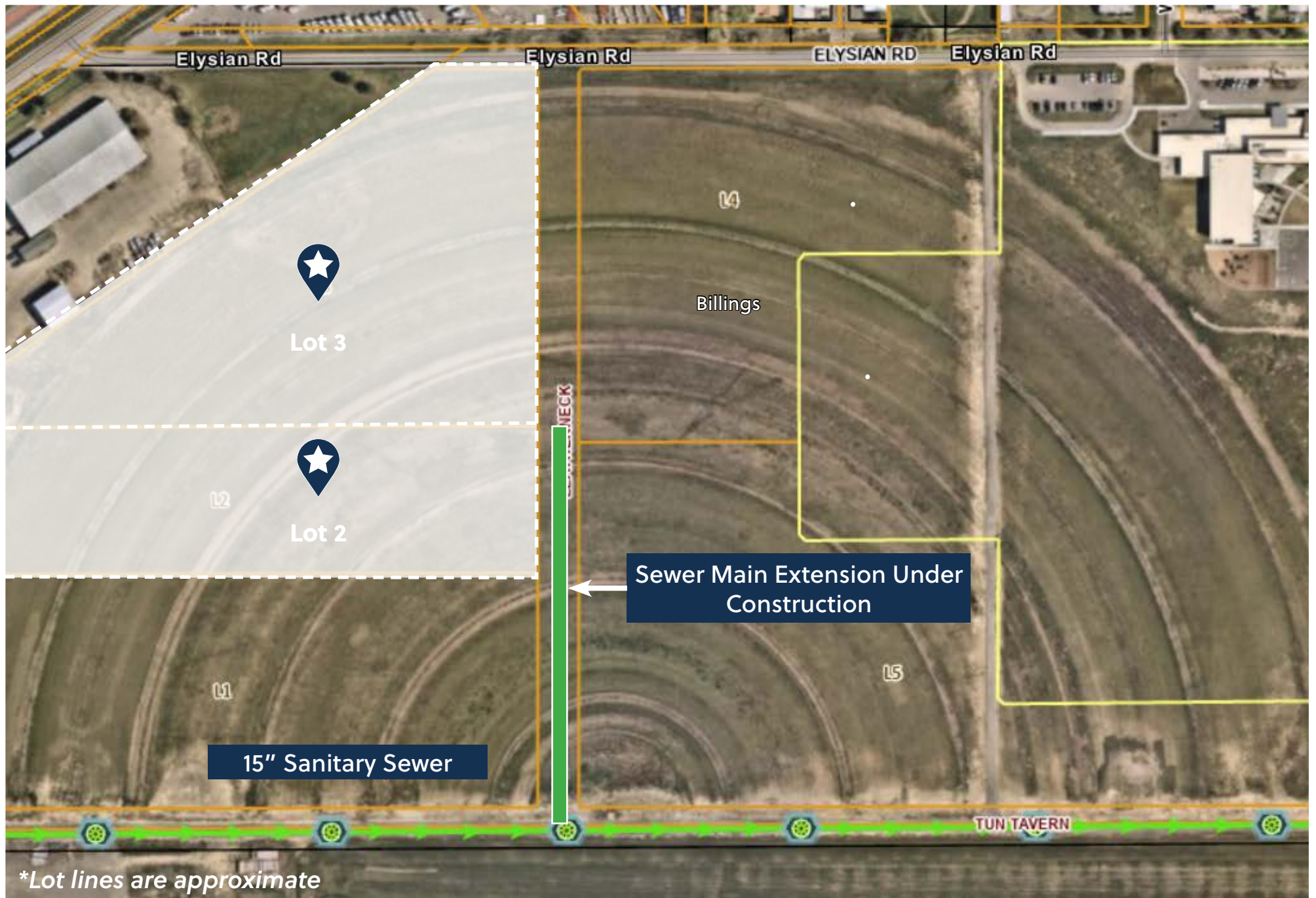










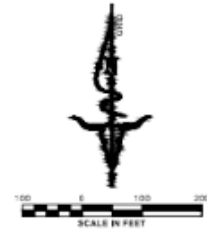


**Lot lines are approximate*



PLAT OF ELYSIAN SUBDIVISION

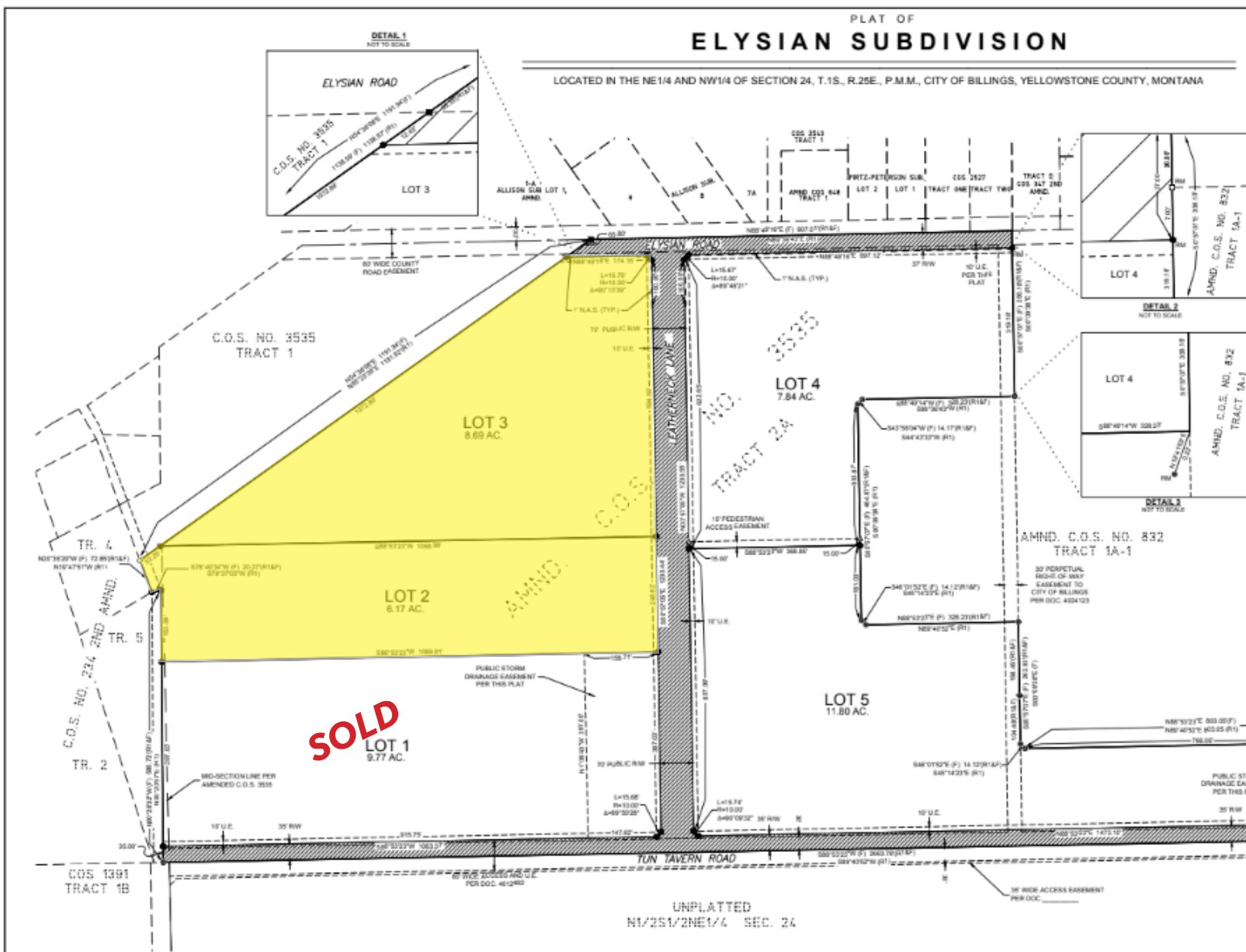
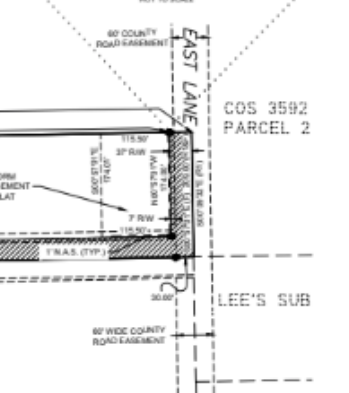
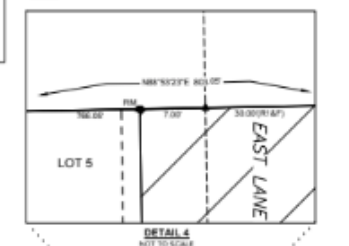
LOCATED IN THE NE1/4 AND NW1/4 OF SECTION 24, T.1S., R.25E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



BASES OF BEARING:
STAKE PLACES (NOT TO SCALE)
GROUND (TRUE) DISTANCES
GRID NORTH

TOTAL SUBDIVISION AREA:
5.11 ACRES (ROADS)
5.08 ACRES (LAND)
44.27 ACRES (NET)

- LEGEND**
- SET 5/8"x24" REBAR WITH 1-1/4" R/C (JACOBSON, 13748LS)
 - ▲ SET 5/8"x24" REBAR WITH 1-1/4" R/C (JACOBSON, 13748LS)
 - FOUND 1-1/4" YPC (SANDERSON STEWART, 8277LS)
 - FOUND 1-1/4" YPC (SANDERSON STEWART, 1627LS)
 - FOUND 2" ALUM. CAP (SANDERSON STEWART, 1627LS)
 - FOUND 2" ALUM. CAP (SANDERSON STEWART, 8277LS)
 - FOUND 1-1/4" YPC (LEGIBLE)
 - FOUND 5/8" REBAR WITH BROKEN YPC
 - (P) FOUND THIS SURVEY
 - (RT) RECORD OR ADDITIVE PER AMENDED C.O.S. 3535
 - C.O.S. = CERTIFICATE OF SURVEY
 - R/W = RIGHT-OF-WAY
 - RM = REFERENCE MARK
 - YPC = YELLOW PLASTIC CAP
 - R/C = RED PLASTIC CAP
 - R/C = BLUE PLASTIC CAP
 - U/R = UTILITY EASEMENT
 - N.A.S. = NO ACCESS STRIP (EXAGGERATED FOR CLARITY)
 - A.E. = ACCESS EASEMENT
 - /// = PUBLIC R/W DEDICATION FOR THIS PLAT



PREPARED BY:
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1/4	SEC.	T.	R.
1	24	1S.	25E.

SHEET 2 OF 2
ELYSIAN SUBDIVISION
A SUBDIVISION OF THE CITY OF BILLINGS

DEMOGRAPHICS



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ADVISORS



Key Facts

6500-6598 Elysian Rd, Billings, Montana, 59101

KEY FACTS

0 - 5 minute

2,351

Population

40.7

Median Age

2.0

Average Household Size

\$67,495

Median Household Income

856

2022 Owner Occupied Housing Units (Esri)

298

2022 Renter Occupied Housing Units (Esri)

BUSINESS

0 - 5 minute



356

Total Businesses



4,884

Total Employees

HOUSING STATS

0 - 5 minute



\$372,016

Median Home Value



\$10,819

Average Spent on Mortgage & Basics



\$803

Median Contract Rent

2023 Households By Income (Esri)

0 - 5 minute

The largest group: \$75,000 - \$99,999 (18.3%)

The smallest group: \$150,000 - \$199,999 (5.3%)

Indicator▲	Value	Diff	
<\$15,000	10.7%	+2.3%	
\$15,000 - \$24,999	6.2%	-1.3%	
\$25,000 - \$34,999	8.2%	+1.6%	
\$35,000 - \$49,999	12.0%	+1.6%	
\$50,000 - \$74,999	16.9%	-1.7%	
\$75,000 - \$99,999	18.3%	-0.3%	
\$100,000 - \$149,999	17.1%	+1.6%	
\$150,000 - \$199,999	5.3%	-2.5%	
\$200,000+	5.5%	-1.2%	

Bars show deviation from Yellowstone County

Variables	0 - 5 minute	5 - 10 minute	10 - 15 minute
2022 Total Population	2,351	47,159	56,630
2022 Household Population	2,338	45,497	54,947
2022 Family Population	1,782	32,463	40,984
2027 Total Population	2,440	48,647	58,702
2027 Household Population	2,427	46,986	57,019
2027 Family Population	1,835	33,409	42,375

Variables	0 - 5 minute	5 - 10 minute	10 - 15 minute
2022 Per Capita Income	\$38,585	\$34,175	\$43,852
2022 Median Household Income	\$67,495	\$59,367	\$74,792
2022 Average Household Income	\$87,710	\$79,125	\$102,375
2027 Per Capita Income	\$45,654	\$40,110	\$50,637
2027 Median Household Income	\$75,209	\$68,864	\$82,148
2027 Average Household Income	\$102,848	\$92,579	\$117,418

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2023, 2028, 2017-2021.

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MARKET OVERVIEW

BILLINGS



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LIFESTYLE

MONTANA'S TRAILHEAD

Easy access to all the hiking, biking, fishing and outdoors Montana is famous for, plus over 2,704 acres of local parkland

AMPLE SUNSHINE

205 sunny days a year

THRIVING RESTAURANT SCENE

Plus ten breweries including six located in downtown

SIX COLLEGES AND UNIVERSITIES

Including Rocky Vista University Montana College of Osteopathic Medicine the state's first 4-year medical school

VIBRANT ARTS SCENE

Anchored by the Yellowstone Art Museum and the NOVA Center for Performing Arts

REGIONAL SHOPPING DESTINATION

Billings serves as the retail destination for a large trade area and is home to the Rimrock Mall, major retailers including Target, Costco and Walmart and has a downtown with unique local shops

PEOPLE

20.2% POPULATION GROWTH - 2012-2022

Billings is the largest metro in Montana with 190,208 residents

MEDIAN AGE 40 YEARS OLD

The median age in the US is 39

43.4% DEGREED

Associates degree or higher, 10.3% have a graduate level degree

35.4% HIGH INCOME HOUSEHOLDS

Incomes over \$100,000 a year

72.4% HOMEOWNERS

TOP 5 OCCUPATIONS

Management, Office & Admin, Sales, Food Service, Healthcare

ACCESS

18.7 MINUTES

Average commute time for Billings

EASY ACCESS TO INTERSTATE 90 AND INTERSTATE 94

Crossroads for national distribution

RAIL ACCESS

Multiple lines serve Billings, with North, South, East and West routes available

8 NON-STOP AIR DESTINATIONS

Can be accessed via the Billings Logan International Airport. Recently Frontier Airlines began service.

76 MILES

Of bike lanes with a Bronze rating from the League of American Bicyclists

8 ROUTES

Provided by a bus network across the City of Billings

16 FREE EV CHARGE STATIONS

Available to the public across Billings

ECONOMY

DIVERSITY AMONG TOP EMPLOYERS

Billings Clinic (Healthcare), St. Vincent's (Healthcare) WalMart (Retail), First Interstate Bank (Banking), Wells Fargo (Banking)

HIGH LABOR PARTICIPATION

Billings consistently offers one of the highest labor force participation rates in the country.

EXPANDING INDUSTRIES

Billings is expected to see the most growth over the next 5 years in Accommodation and Food Services (+696 jobs), Health Care and Social Assistance (+600), and other Services (except Public Administration) (+157)

KEY INDUSTRY CLUSTERS

Coal, Oil, Power | Metal Product Manufacturing | Agriculture | Financial Services

Industrial Statistics

	2023	2022	Change From 2021
Vacancy Rate	3%	-	-0.05%
Average Lease Rate*	\$11.00	\$10.00	+10%
Average Sales Price**	\$138.00	\$155.00	+12.3%
Sales YoY Q1- Q3	62	111	-44%

**Per Square Foot, NNN Equivalent | **Per Square Foot*

SOURCE: COLDWELL BANKER COMMERCIAL

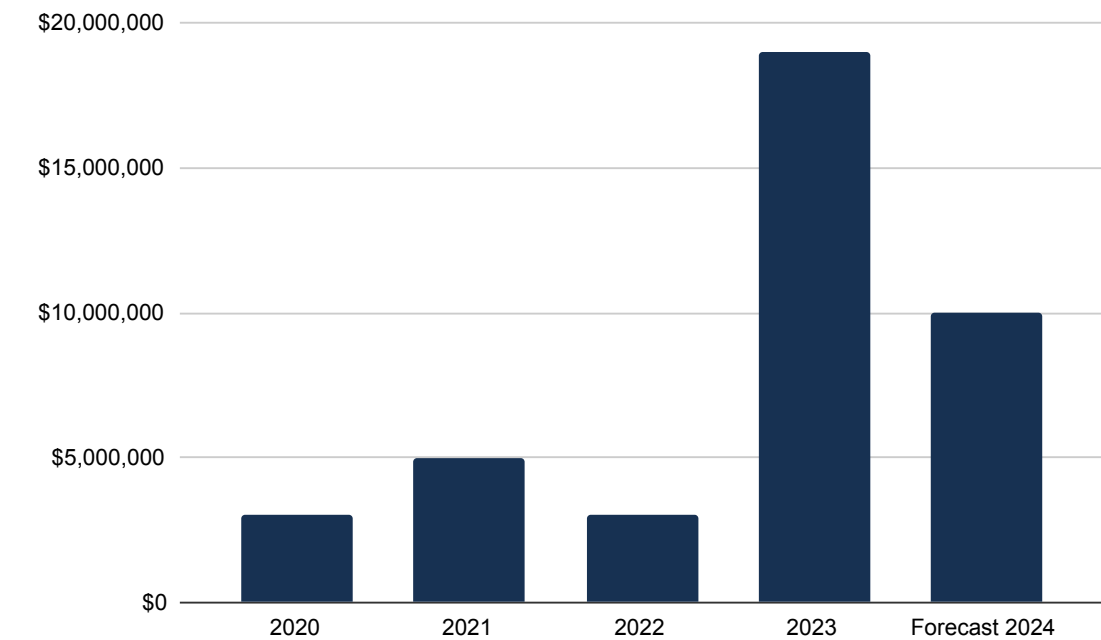
Billings has a low industrial vacancy rate with significant demand from a cross section of users.

Billings’s lease rates are up from 2023 reflecting this demand. Sale prices have also risen, though transaction volume is down mainly owing to a stall in the investment market driven by treasury rates. A significant amount of space is under construction, with a mix of spec and build to suit included in those numbers.

Industrial Opportunities

- Build-to-suit projects
- Large, heated warehouse space

Value of Industrial Construction Starts by Year | Billings



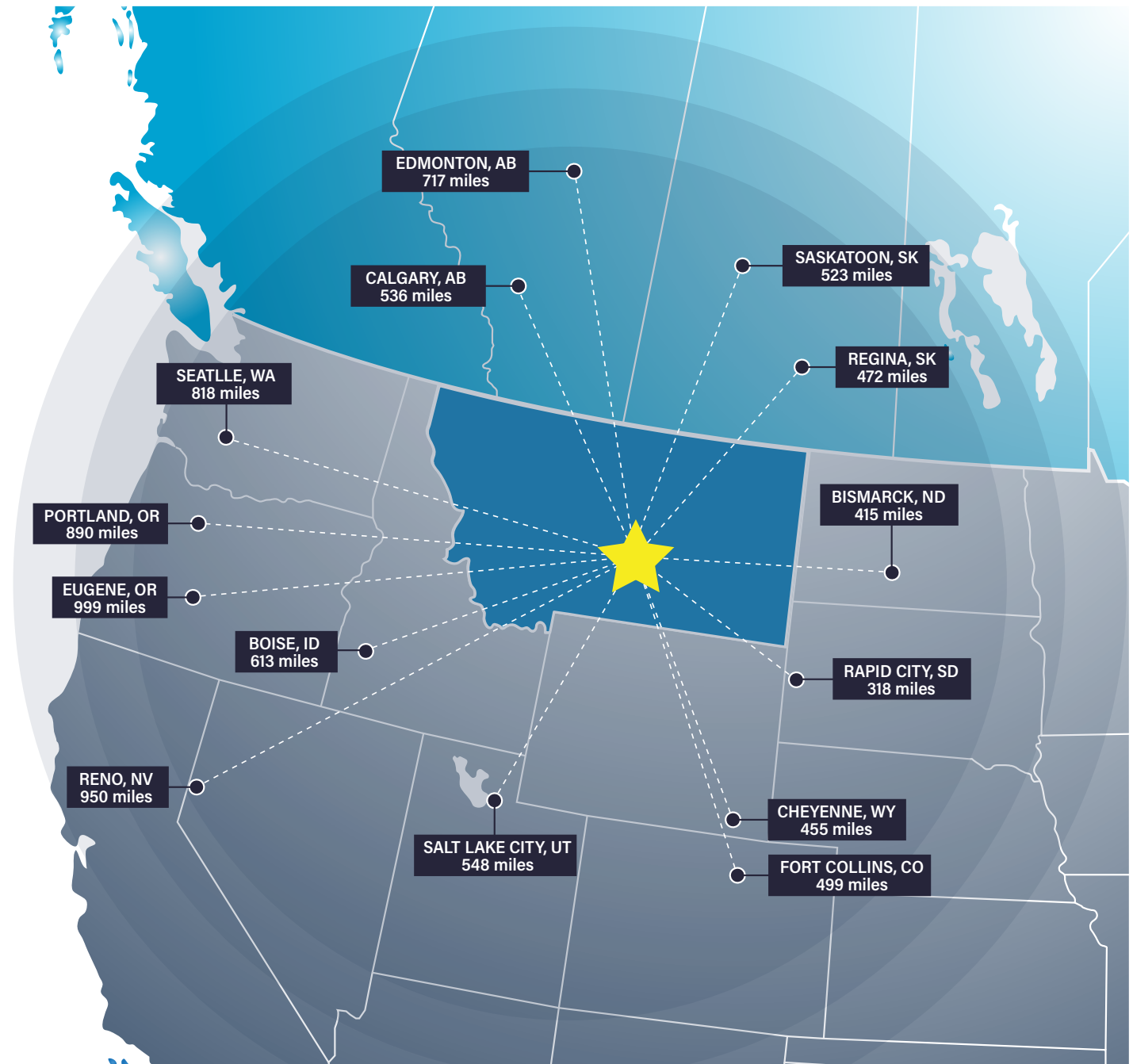
SOURCE: DODGE DATA AND ANALYTICS



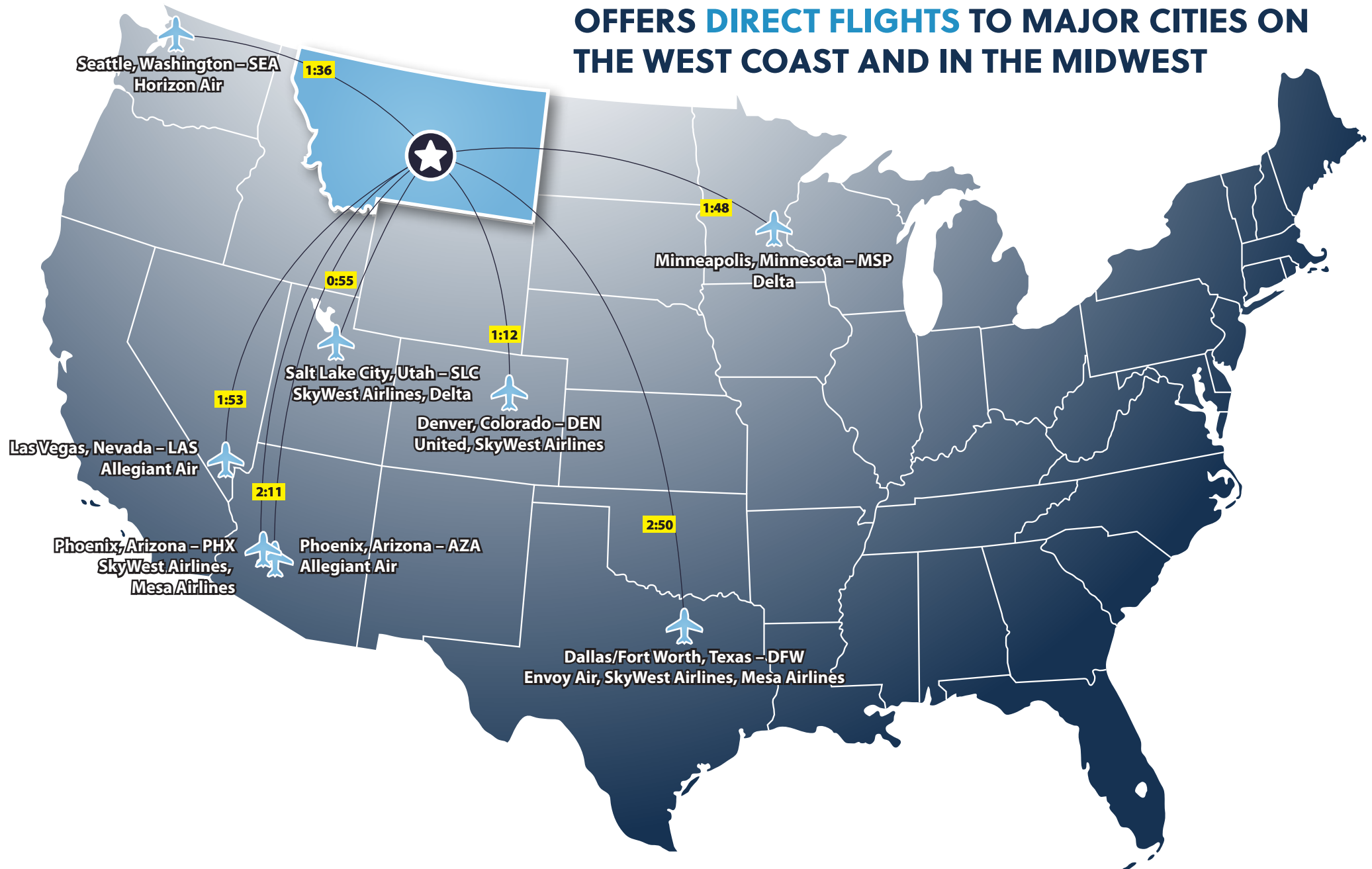
BILLINGS OFFERS STRATEGIC PROXIMITY TO MAJOR CITIES IN THE PACIFIC NORTHWEST, MIDWEST AND CANADA

Billings is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and Interstate 94 means Montana's major cities including Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Billings Logan International Airport round out the city's access to a multimodal transportation network.



BILLINGS LOGAN INTERNATIONAL AIRPORT OFFERS **DIRECT FLIGHTS** TO MAJOR CITIES ON THE WEST COAST AND IN THE MIDWEST





Matt Mellott, CCIM/SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.

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Kyle Schlichenmayer, CCIM
Commercial Real Estate Advisor |
Brokerage Team Manager

Kyle brings a deep bench of commercial real estate knowledge to the team. Attention to detail, efficient management and clear communication allow him to take properties from valuation to closing smoothly. Kyle comes to the team from Billings, Montana.

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