

Client Full

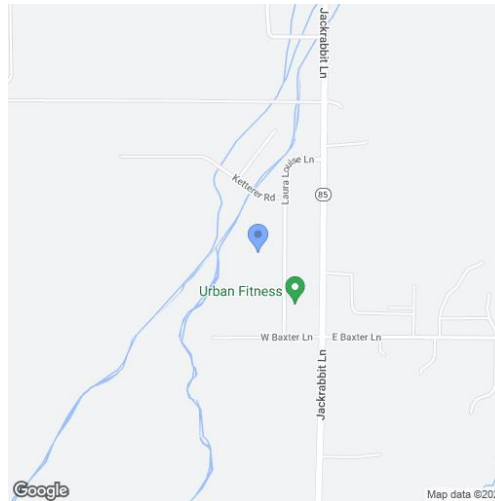
 Listing

CLIENT DETAIL REPORT

MLS#: 388648

225 Laura Louise Lane

Date Printed: 12/19/2023



GENERAL INFORMATION

Status:	Active	Lease Type:	NNN	Tot SqFt Cost:	\$42,457.74
Type:	Warehouse	Unit Sq Ft:	36,041	Monthly Cost:	
Asking Lse Amt:	\$12.00	Rent/Terms:	\$12.00	Lot Size:	6.833 - Acres
Price Per:	Year	Price/Sq Ft:	\$0.00	NNN/SF Year:	2.26
Address:	225 Laura Louise Lane				
City:	Bozeman				
State:	MT	Zip:	59718		
Subd/Complex:					
Directions:	2 Miles North Of Four Corners. Intersection of Baxter & Jackrabbit West side of the Road				
Legal:					

PROPERTY DETAILS

Office Sq Ft:	2,552	Zoning:	M1 - Light Manufacturing
Warehouse Sq Ft:	33,489	Planning Jurisdiction:	County
# Floors:	1	Flood Plain:	No
Elevator:	No	Currently Occupied:	No
Parcel Tax ID#:	RFF58234	3 Phase Elec Svc:	Yes
Possible Uses:	Industrial		

FEATURES

Tenants Pay:	Electric, Garbage, Gas, Insurance, Lawn Care, Maintenance, Sewer, Taxes, Water	Ceiling Height:	16-20 Feet
Landlord Pays:		Parking:	Common
Heating:	Forced Air	Utility Services:	115V Electric, 220V Electric, City Sewer, City Water, Fiber Optic, Natural Gas, Telephone
Cooling:	AC-Central		

PUBLIC INFORMATION

Public Remarks

225 Laura Louise Lane, Bozeman, MT 59718 36,041 square feet +/- Former FedEx Ground Distribution Facility. Built in 2012. The site consists of 6.833 acres or 297,645 square feet. 80% the lot is paved and includes secured employee parking and a secured main building and lot. Contains ample three-phase power. There is a full security and camera monitoring system with electric entrance and secured gate access with separate employee parking entrance. And roughly 2,551 square feet of office with men's and women's restrooms. The property has 8-16 X 18 doors drive through. 9- 8 X 10-foot dock high doors accommodating standard 53-foot trailers. 2- 16 X 14 ft. Drive-through doors and 6 man doors. The building has been well cared for and is ready for immediate occupancy. Pricing: \$12.00 Sqft +NNN Single Tenant. Or Multi-Tenant \$14.00 to \$16.00 +NNN Devised

Evan McCaw
McCaw, DeVries, Steinhauer & Co.
676 Ferguson Ave. Ste. 4
Bozeman MT 59718
Ph: 406-581-2213
etmccaw@gmail.com

 Photos

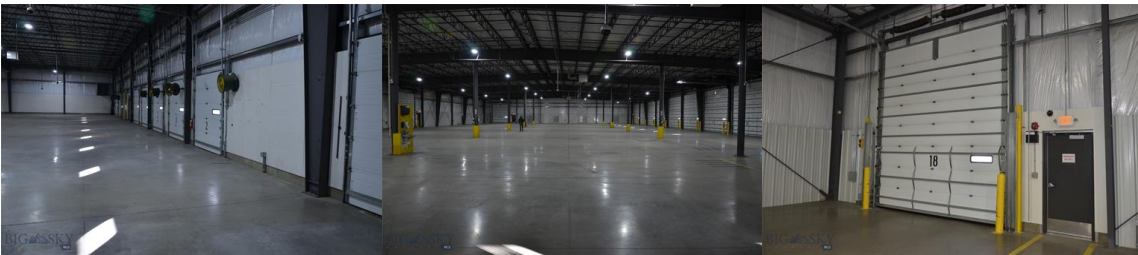
Warehouse

225 Laura Louise Lane

LP: \$12

[388648](#) Active

Bozeman, MT 59718





Information provided by Big Sky Country MLS is compiled from miscellaneous sources. Neither the Association, listing brokers, agents or subagents are responsible for its accuracy. MLS users should be advised and should advise prospective purchasers to verify all information in regard to the property by their own independent investigation prior to submitting an offer to purchase the property. Copyright 2023 BSC MLS.