

Warehouse/Office/Shop Space Available for Lease  
**6656 Falcon Lane, Bozeman, MT 59718**



For Lease    MLS # 162239

*Montana Commercial, LLC*



**SNAPSHOT:**

**Year Built**            1993

**Square Feet Avail. (2 Buildings)**

- Unit 3 - 1,440 SqFt + 1000 Mezzanine
- Unit 5 - 2,970 SqFt + 1,728 Office
- Shop - 42'x 108' (4,536 SqFt)

**Lease Rate**

- Unit #3 - \$600/month (\$5/sf GROSS)
- Unit #5 - \$1600/month (\$5/sf GROSS)
- Shop - \$1130/month (\$3/sf GROSS)

To Learn More Please Contact:

**Grubb & Ellis | Montana Commercial, LLC**

2020 Charlotte St.  
Bozeman, MT 59718  
406.587.8700 main  
406.587.3754 fax

[www.MTcommercialRE.com](http://www.MTcommercialRE.com)

**FEATURES:**

- 1 Acre of Secured Parking & 1/2 an Acre of Unsecured Available!
- Tilt-Up Concrete Building
- **Unit #3**
  - 24'x 60' \*1,440sf + 1,000sf of Mezzanine (Not factored into price)
  - Bathroom - 3-Phase Power - Electric & Space Heater - 12' Roll Up Doors
- **Unit #5**
  - 40'x60' + 24'x24' Totaling 2,976sf of Warehouse - \*440sf Mezzanine
  - 1 Ton Hoist - Forced Air - Wired 220 w/ 3-phase power - 1 Loading Dock
  - 3, 12' Overhead Doors - Bathroom & Shower
  - \*Connecting 2 Level Office at 864sf per floor - Can be Sub-Divided
- **Shop (Cold Storage Pull Barn)**
  - 42'x108'= 4,536sf - 14' Roll-up Door (North) & 13' Slider (South)
  - Secured Building & Lot - 5" Reinforced Slab

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UNIT #3



UNIT #3



UNIT #5



UNIT #5 - Office

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