

# Industrial Office and Warehouse Space

1500 BLAINE ST. HELENA, MT



## \$12 PSF NNN Lease

This versatile facility features a robust steel building offering a total of 30,531 square feet, with 6,778 square feet dedicated to office space and 23,753 square feet of warehouse space. This layout is designed for efficiency, making it ideal for various industrial operations.

The property includes 22 dedicated parking spaces, 10 dock doors, and one roll up door, ensuring convenient access for employees, visitors, and logistics. With its strategic location in a growing area, this property presents an outstanding opportunity for businesses looking to expand or establish their presence in Helena. Don't miss the chance to secure a high-capacity industrial space that perfectly balances professional office needs with extensive warehouse capabilities.

Lease Price	\$12/SF (\$366,372 annual)
Lase Type	NNN
Property Type	Industrial / Office
Tenancy	Single
Building Area / Lot Size	30,531 SF / 5.74 AC
No. Stories	2
Parking Spaces	20
Dock Doors / Roll Up Doors	10 / 1
Rail Access	Rail Spur
Zoning Description	Industrial
APN/Parcel ID	05-1888-28-2-13-07-0000

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