

SALE

BUILT FOR PRODUCTION. POSITIONED FOR DISTRIBUTION.

2870 Gold Creek Road · Gold Creek, MT 59733



Sale Price

\$3,300,000

OFFERING SUMMARY

Total Building Area:	22,372 SF
Lot Size / Topo:	3.51 AC / Level
# of Buildings:	6
County/Zoning:	Powell / None
Property Taxes:	\$4,800.78 (2025)
Water/Sewer:	Private Well/Septic
Heating:	100,000 BTU Radiant w/ Biomass Boiler
Electricity:	Connected
Warehouse Clear Height / Loading:	16-ft Walls / 14-ft Overhead Doors / Grade Level

PROPERTY OVERVIEW

Positioned along the Interstate 90 corridor, this exceptional industrial property offers convenient access to Butte, Missoula, Helena, and major transportation routes serving Western Montana. Complete approximately 22,372± gross square feet of improvements situated on a 3.51-acre level and surveyed parcel. Purpose-built for wood products manufacturing and processing, the property features five specialized industrial buildings, extensive paved yard areas, and substantial utility infrastructure. This flexible space is suitable for a variety of manufacturing, storage, distribution, fabrication, warehousing, agricultural processing, contractor operations, or industrial redevelopment purposes.

The site features functional improvements across six buildings, including administrative office space, production and milling facilities, finishing and packaging areas, kiln and maintenance space, specialized storage buildings, and supporting mechanical infrastructure. Thoughtfully developed for efficient operations, the property offers a versatile combination of workspace, storage, covered loading areas, and substantial utility capacity suitable for a variety of commercial and industrial uses. The property is serviced by a private well and septic system and features a biomass-powered radiant heating system servicing multiple buildings. Extensive asphalt paving, covered storage areas, and excellent truck circulation contribute to the property's functionality and efficiency.

John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE

SALE

2870 GOLD CREEK ROAD

Gold Creek, MT 59733



John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com



COLDWELL BANKER
COMMERCIAL
DREW WARD WARNE

SALE

2870 GOLD CREEK ROAD

Gold Creek, MT 59733



LOCATION DESCRIPTION

The property is situated immediately north of Interstate 90 at Exit 176, approximately 30 miles northwest of Butte, 70 miles southeast of Missoula, and 85 miles southwest of Helena. The location provides efficient access to Montana's primary east-west transportation corridor, connecting regional population centers, industrial markets, and distribution networks throughout Western Montana and the Northern Rockies.

HIGHLIGHTS

- Approximately 18,770 SF of Asphalt Paving plus concrete aprons and walkways
- Large Clear-Span Industrial Buildings with multiple overhead doors and grade-level loading
- Dedicated Office/Showroom Building
- Covered Exterior Storage Areas
- 3-Phase Power with Single-Phase converters serving multiple buildings throughout the property
- Biomass Boiler Heating System with backup generator
- Excellent Truck Access and On-Site Circulation
- Strategic Interstate 90 Location for distribution with convenient access to Butte, Missoula, and Helena
- Kiln, Milling, Finishing, Packaging & Storage Facilities
- Private Well & Septic System

*****SALE INCLUDES REAL ESTATE AND IMPROVEMENTS ONLY. BUSINESS OPERATIONS, EQUIPMENT, MACHINERY, INVENTORY, VEHICLES, AND PERSONAL PROPERTY ARE EXCLUDED FROM THE OFFERING UNLESS SPECIFICALLY IDENTIFIED IN A PURCHASE AGREEMENT.**

John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE

BUILDINGS

2870 GOLD CREEK ROAD

Gold Creek, MT 59733



OFFICE / SHOWROOM BUILDING

- Built in 2005
- 24'x36' | 864 SF
- Wood/Truss Framed
- Areas: reception/showroom, (1) restroom, (1) private office, meeting/break room
- 10' wall height
- foam insulation



John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE

BUILDINGS

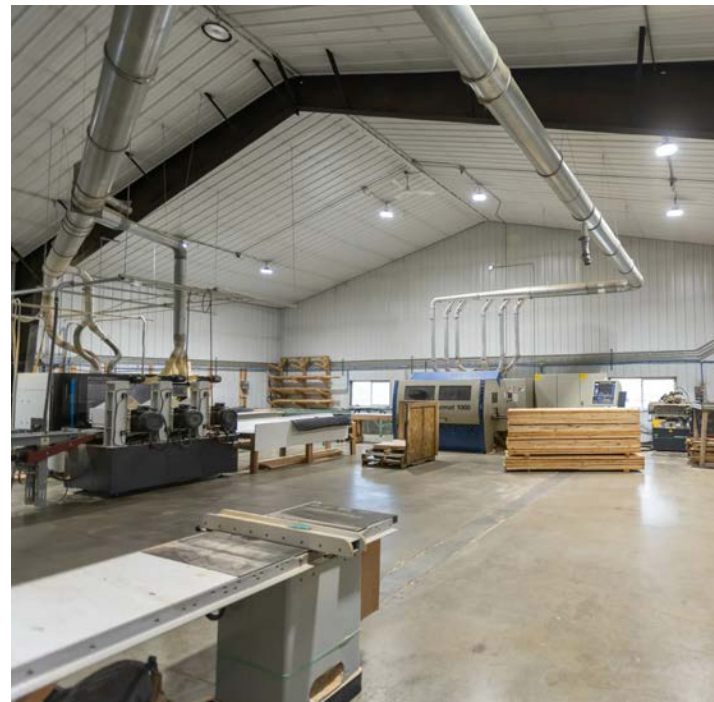
2870 GOLD CREEK ROAD

Gold Creek, MT 59733



MILLING SHOP

- Built in 2005
- 60'x130' | 7,800 SF
- Steel Framed
- 3-Phase Power | 400 Amp | w/ Single-Phase Converter
- Broken into two areas:
 - 60'x56' (3,360 SF) w/in-floor radiant heat
 - 60'x74' (4,440 SF) storage area un-heated
- Insulated w/Fiberglass or Cellulose
- 16' wall height | 3:12 Roof pitch with approx. 22' center ridge height
- (1) 20'x20' Overhead Door to exterior
- (1) 20'x20' Overhead Door between storage and milling areas.
- Canopy Roof Overhang - 130' x 12'



John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE



FINISHING SHOP

- Built in 2017
- 60'x160' | 9,600 SF
- Wood/Truss Framed
- 3-Phase Power | 200 Amp | w/ Single-Phase Converter
- Broken into three areas:
 - Finishing Area - insulated w/ in floor radiant heat
 - Packing Area - insulated w/radiant heater unit
 - Storage Area - unheated
- 16' wall height (clear height to BO truss)
- (3) 20'x14' overhead doors; one between finishing & packing area, second from packing area to exterior, third from storage area to exterior
- Insulated areas w/Batt Insulation



John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE

BUILDINGS

2870 GOLD CREEK ROAD

Gold Creek, MT 59733

BAG-UP WOOD SHAVINGS SHOP

- Built in 2019
- 46'x46' | 2,116 SF
- Wood/Truss Framed
- Broken up into three areas:
 - Shavings - (1)15'x46', (1)15'x30'
 - Bagging L-Shape - 16'x60'
- Bagging Area Insulated w/Batt Insulation
- Single-phase Power
- 16' wall height



John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

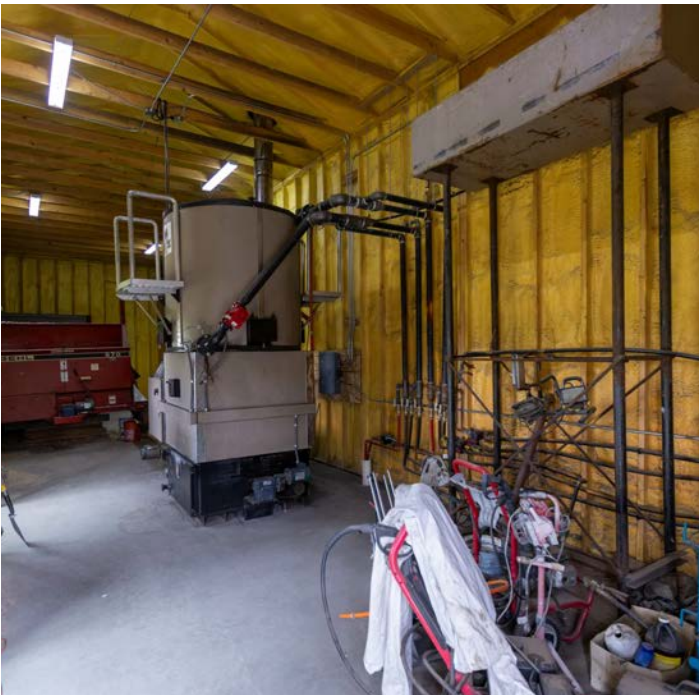
Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE

BIO-MASS BOILER SYSTEM BUILDING

- Built in 2019
- 16'x57' | 912 SF
- Wood-framed
- 3-phase Power
- Spray foam insulation
- Houses 10,000 BTU radiant heat with bio mass boiler system with back-up generator



John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE



DRY KILN / MECHANIC SHOP

- Built in 2006
- 36'x30' | 1,080 SF
- Wood/Truss Framed
- Broken into two areas:
 - Dry Kiln 16'x30'
 - Mech. Shop 20'x30' - radiant heater
- 16' wall height
- (1) Overhead Door
- Single-phase Power

*Additional Dry Kiln Trailer - a standard reefer trailer is negotiable with sale.



John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com

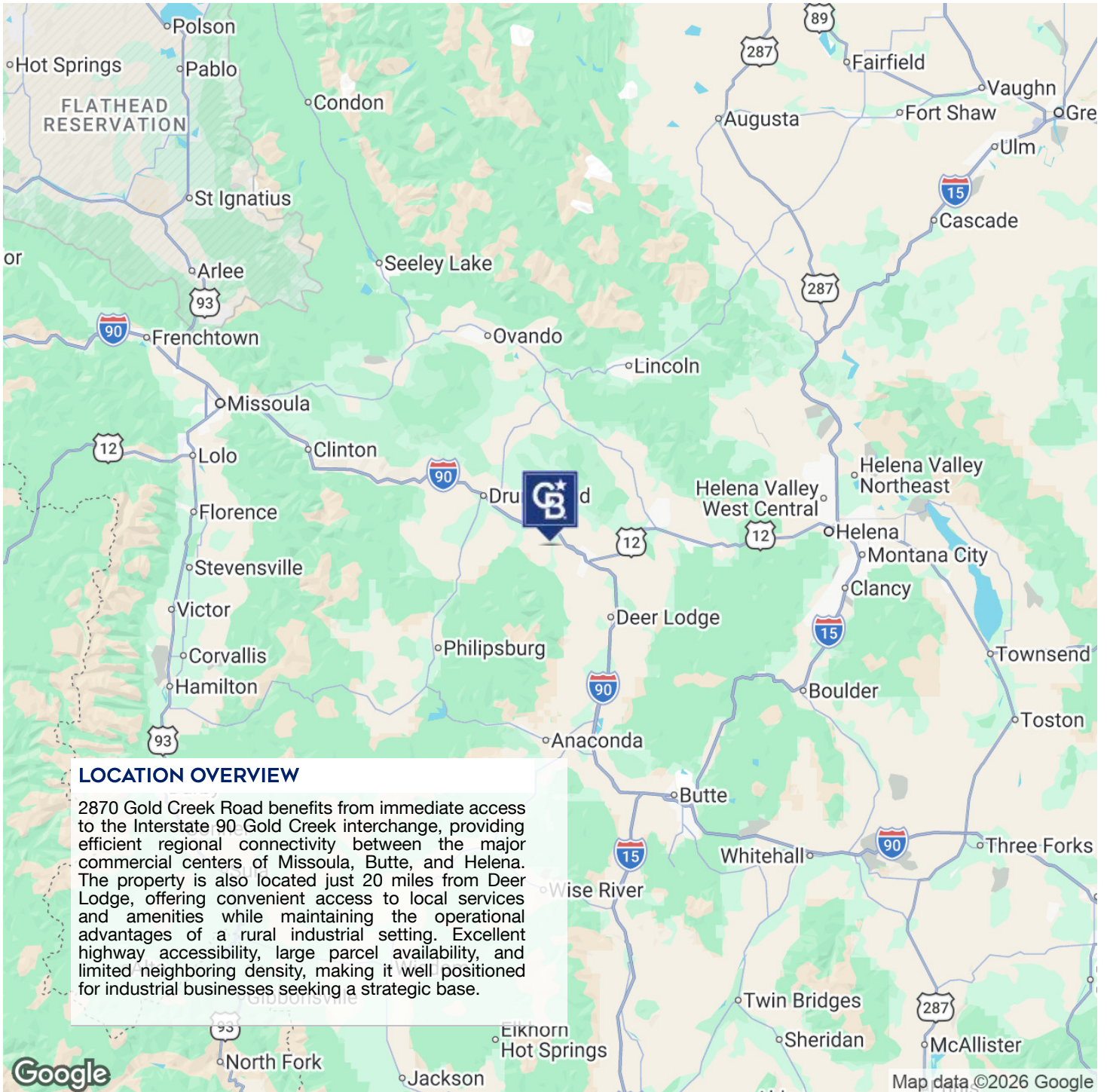


COLDWELL BANKER
COMMERCIAL
DREW WARD WARNE

LOCATION

2870 GOLD CREEK ROAD

Gold Creek, MT 59733



John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

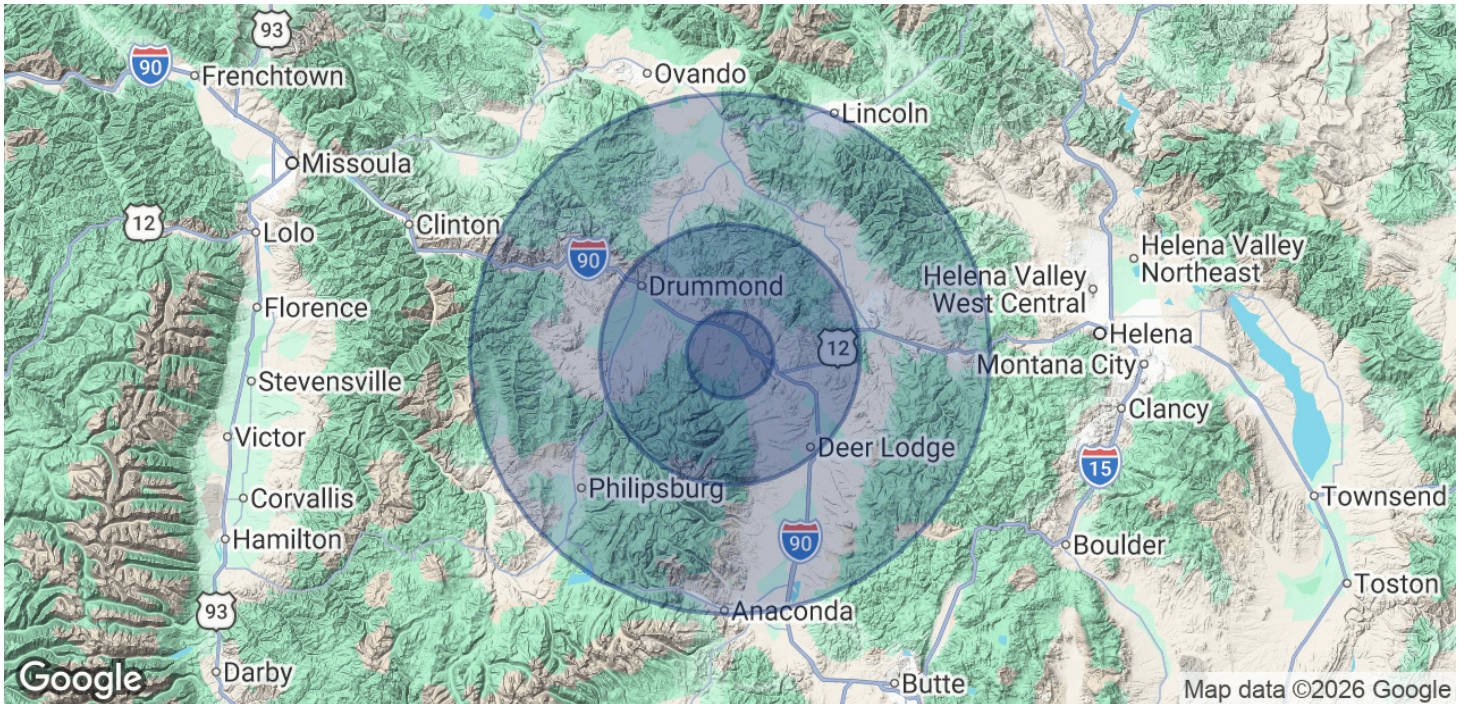
Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE

2870 GOLD CREEK ROAD

Gold Creek, MT 59733



POPULATION	5 MILES	15 MILES	30 MILES
Total Population	22	4,931	16,381
Average Age	38.3	46.7	48.1
Average Age (Male)	37.6	44.7	45.2
Average Age (Female)	40	36	45.5
HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	8	1,549	6,758
# of Persons per HH	2.8	3.2	2.4
Average HH Income	\$117,954	\$72,643	\$71,084
Average House Value	\$569,467	\$220,185	\$268,334

2023 American Community Survey (ACS)

John Drew
 (406) 544-4055
 johndrew@cbcmt.com

Kelsey Ward
 (406) 544-7772
 kelsey@cbcmt.com

Mike Joki
 (406) 431-5157
 mike@cbcmt.com



**COLDWELL BANKER
 COMMERCIAL**
 DREW WARD WARNE

CONTACT

2870 GOLD CREEK ROAD

Gold Creek, MT 59733



JOHN DREW

Managing Partner

johndrew@cbcmt.com

Direct: (406) 544-4055

MT #RRE-BRO-LIC-119280

PROFESSIONAL BACKGROUND

John is the Managing Partner for Coldwell Banker Commercial in Missoula, Montana and recently formed Drew Warne Advisory Group with his business partner Tyler Warne.

In his previous role, John was the SVP and Managing Partner for Commercial Brokerage Services with Norton Commercial and Acreage Group in Atlanta Georgia. He was also the Managing Partner for Norton Drew, LLC and JDREW Real Estate Advisors.

John held executive corporate real estate position with The Staubach Company and CB Richard Ellis (CBRE) and began his career with Cousins Properties in Atlanta. He has provided valuable direction and leadership to his clients, colleagues, and team members for many years. He delivers projects on time and on budget, exceeding expectations and resulting in repeat business over extended periods of time.

John has a proven track record of success in delivering expert real estate advice and service to a wide range of companies, developers, investors, and property owners. He is known for being analytical and skillful in handling complicated real estate transactions.

EDUCATION

Education: Mercer University - B.S. - Psychology, Business, and Human Services. Warton School of Business - The Executive Business of Strategy & Planning. Certified Commercial Investment Member (CCIM) Coursework and Licensed Broker in Montana & Georgia.

Drew Ward Warne
712 Spruce Street Suite 17
Missoula, MT 59802
406.544.4055

John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE

CONTACT

2870 GOLD CREEK ROAD

Gold Creek, MT 59733



KELSEY WARD

Sales Associate

kelsey@cbcmt.com

Direct: (406) 544-7772

MT #RRE-RBS-LIC-127781

PROFESSIONAL BACKGROUND

Kelsey offers a unique blend of expertise in architecture, graphic design, and real estate, making her an invaluable resource for sellers, developers, investors, and homeowners seeking top-tier marketing strategies, compelling content, and maximized investment potential.

Kelsey brings a wealth of expertise in commercial and residential architecture, as well as landscape and graphic design. A graduate of Montana State University with a Master of Architecture (M.Arch, Class of 2012), she has over a decade of experience in design and project management within Big Sky/Bozeman and the Missoula/Flathead regions. Her portfolio includes custom homes, tenant improvements, commercial buildings & remodels, where she served as a lead designer and project manager.

In addition to her architectural background, Kelsey has honed skills in marketing, website design, and content creation—valuable assets she applies to staging homes, crafting marketing materials for listings, and drafting plans for leasing or development opportunities. Kelsey is excited to bring her diverse skill set full circle and contribute to the continued success of Coldwell Banker Commercial.

EDUCATION

Montana State University: MArch - Master of Architecture (2014)

B.A. Bachelor of Arts in Environmental Design (2012)

MEMBERSHIPS

National Association of Realtors

Montana Association of Realtors

Certified Commercial Investment Member (CCIM) Coursework - Currently Pursuing Designation

Drew Ward Warne
712 Spruce Street Suite 17
Missoula, MT 59802
406.544.4055

John Drew

(406) 544-4055

john drew@cbcmt.com

Kelsey Ward

(406) 544-7772

kelsey@cbcmt.com

Mike Joki

(406) 431-5157

mike@cbcmt.com



COLDWELL BANKER
COMMERCIAL
DREW WARD WARNE

CONTACT

2870 GOLD CREEK ROAD

Gold Creek, MT 59733



MIKE JOKI

Associate Broker

mike@cbcmt.com

Direct: (406) 431-5157

MT #RRE-BRO-LIC-135635

PROFESSIONAL BACKGROUND

A native of Butte, Montana, Mike Joki developed a lifelong passion for real estate valuation after graduating from Montana State University. His career began in 1987 as a residential real estate appraiser in Los Angeles, California. In 1992, Mike returned to Montana and founded Joki & Associates Real Estate Appraisal Firm in Helena. Shortly thereafter, he transitioned to commercial real estate appraisal, a specialization he has pursued ever since.

With more than three decades of experience, Mike has appraised a wide variety of property types, including commercial, industrial, multi-family, special use properties and undeveloped land. Mike also has extensive experience in valuation of easements and rights-of-way for eminent domain purposes. Mike has testified as an expert witness in city, county, state, and federal court cases. His broad background and analytical approach provide clients—sellers, buyers, developers, and investors alike—with dependable insight and strategic guidance.

Today, Mike brings his expertise to Coldwell Banker Commercial, where he is committed to delivering clear, thoughtful real estate advice and handling complex transactions with confidence and integrity.

Raised amid the outdoors in southwestern Montana, Mike remains deeply connected to the landscape he calls home. Away from work, he enjoys water skiing, snow skiing, fishing, and hunting.

EDUCATION

Bachelor of Science in Business - Montana State University

MEMBERSHIPS

National Association of Realtors, Montana Association of Realtors, Helena Association of Realtors, Member of Montana Chapter of Appraisal Institute, Appraisal Institute Designated Member, MAI (2003), SRA (1992)

Drew Ward Warne
712 Spruce Street Suite 17
Missoula, MT 59802
406.544.4055

John Drew
(406) 544-4055
johndrew@cbcmt.com

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

Mike Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**
DREW WARD WARNE