

SALE

11 E AIRPORT RD

11 E Airport Rd Billings, MT 59105



SALE PRICE \$939,000
BUILDING SIZE 13,085 SF

Michael Speidel
(406) 601-9695
michael@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
CBS

SALE

11 E AIRPORT RD

11 E Airport Rd Billings, MT 59105



PROPERTY DESCRIPTION

For Sale or For Lease – 13,085 SF Renovated Two-Level Office Building on 1.53 Acres

Why This Property Wins: Striking architecture, abundant natural light, and beautiful foliage views create an office environment that truly stands apart. Set on 1.53 acres, the property combines unique acreage, high-traffic exposure, modern functionality, and flexible space options—all with genuine Montana character.

Also available for lease: 13,085 SF building or divisible to 9,449 SF or 3,636 SF.

This isn't where you blend in—it's where you stand out.

OFFERING SUMMARY

Sale Price:	\$939,000
Building Size:	13,085 SF

PROPERTY HIGHLIGHTS

- **Prime Headquarters Location** – High-visibility site with ample parking, 1.53 acres, and flexible layouts. Own or lease the full 13,085 SF building.
- **Distinctive Architecture & Natural Light** – Beautiful architectural details, abundant natural light, and impressive foliage views create a bright, inviting work environment with character you won't find in typical office space.
- **Airport Proximity That Matters** – Just 2–4 minutes from Billings Logan International Airport, offering exceptional convenience for fly-in executives, clients, and teams.
- **Healthcare Hub Access** – Minutes from St. Vincent Regional Hospital and the new Intermountain Health regional hospital campus, placing the property near one of Billings' key employment and healthcare corridors.
- **Montana Identity Embraced** – Authentic Western character meets a renovated, functional interior, delivering a space that feels distinctly Montana while maintaining a polished, professional atmosphere.
- **Brand-Elevating Property** – More than generic office space, this unique property offers the architecture, setting, visibility, and presence to make a memorable impression on employees and clients alike.

Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

11 E AIRPORT RD

11 E Airport Rd Billings, MT 59105



OFFERING SUMMARY

Sale Price:	\$939,000
Building Size:	13,085 SF
Lot Size:	66,609 SF
Number of Units:	1
Price / SF:	\$71.76
Year Built:	1971
Zoning:	NO

PROPERTY HIGHLIGHTS

- Aviation & Aerospace – Flight ops, parts distributors, drone/tech firms – airport adjacency is a daily flex.
- Healthcare & Medical Support – Clinics, billing/tech, device sales, pharma – direct tie to Billings' growing medical corridor.
- Logistics & Transportation – Freight, trucking, supply chain – efficient access without downtown congestion.
- Energy, Oil/Gas & Mining Services – Regional ops and consulting – serves Montana's energy sector perfectly.
- Professional Services – Law, architecture, engineering, insurance – sharp, accessible HQ that signals competence.
- Tech, Software & Training – Regional hubs or corporate education centers – flexible space to customize and brand.
- Corporate Regional Offices – National firms establishing a strong Montana presence.

OTHER RESOURCES

[East Side Virtual Tour](#)

[West Side Virtual Tour](#)

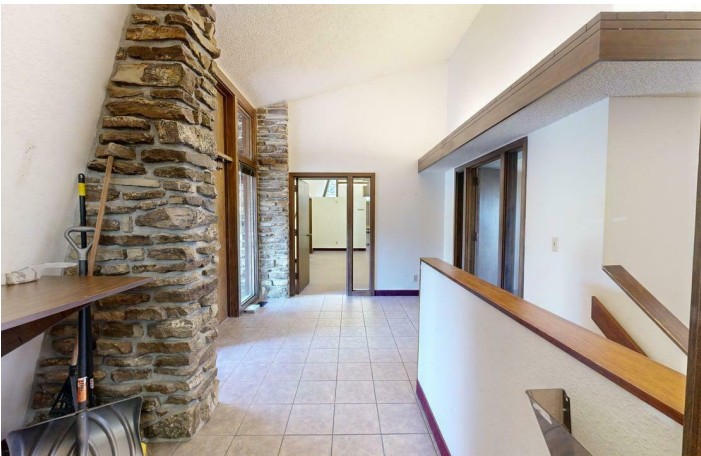
Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

EAST SIDE
Billings, MT 59105



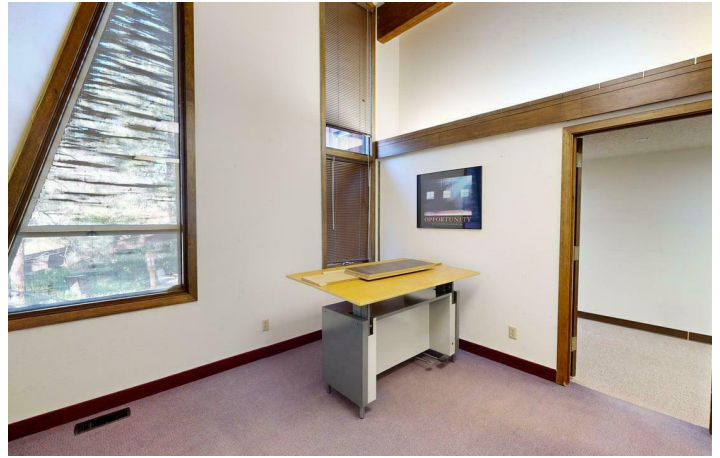
Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

EAST SIDE
Billings, MT 59105



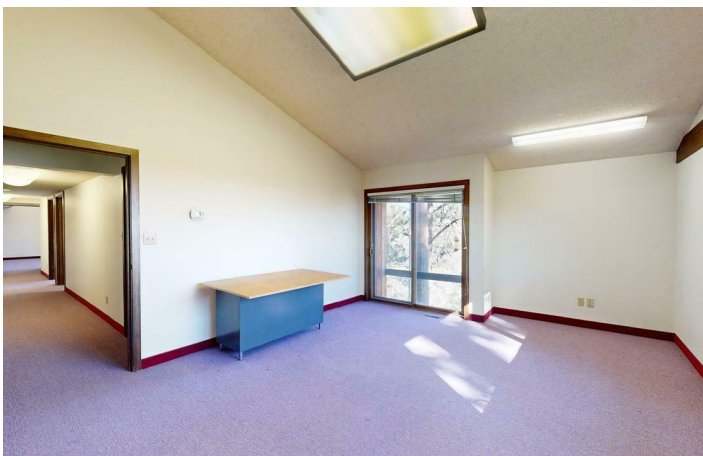
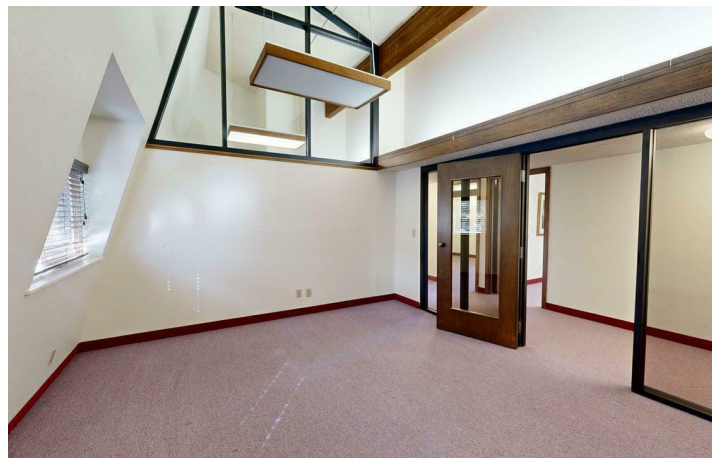
Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

EAST SIDE
Billings, MT 59105



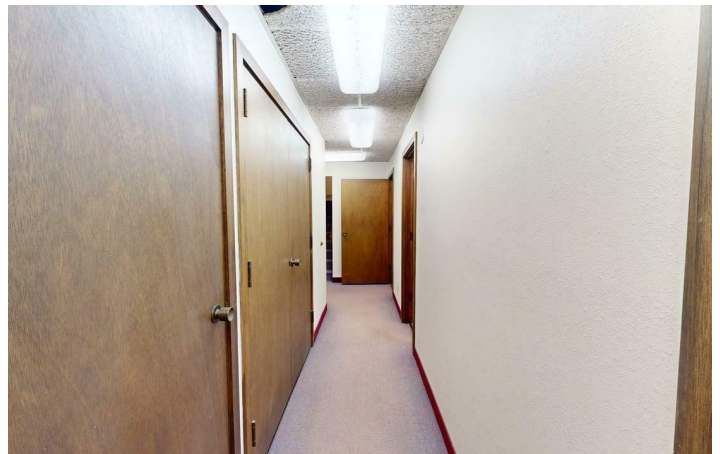
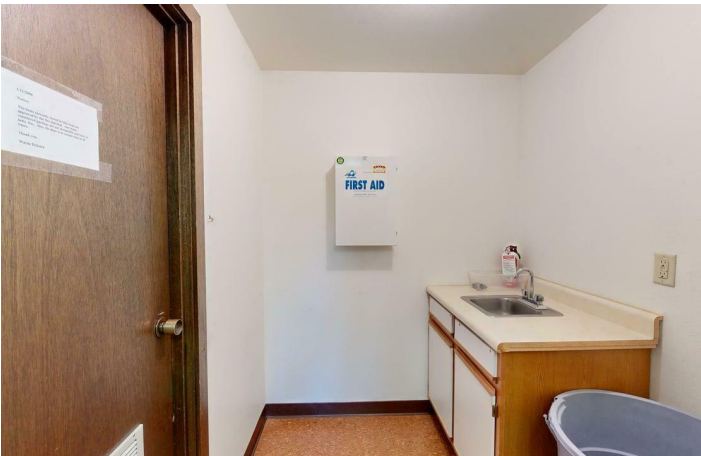
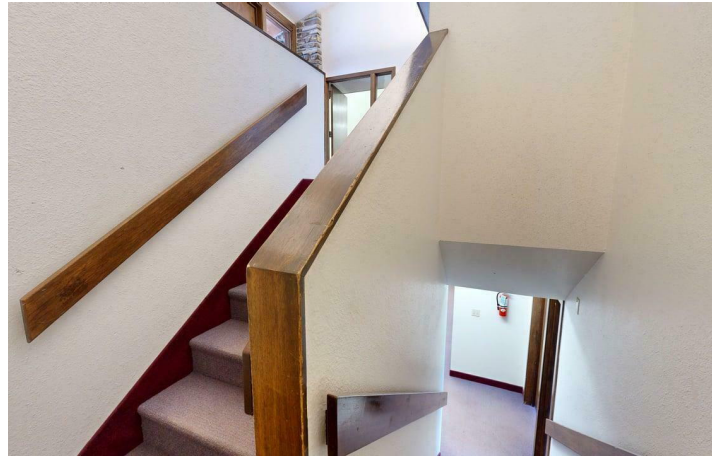
Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

EAST SIDE
Billings, MT 59105



Michael Speidel
(406) 601-9695
michael@cbcmontana.com

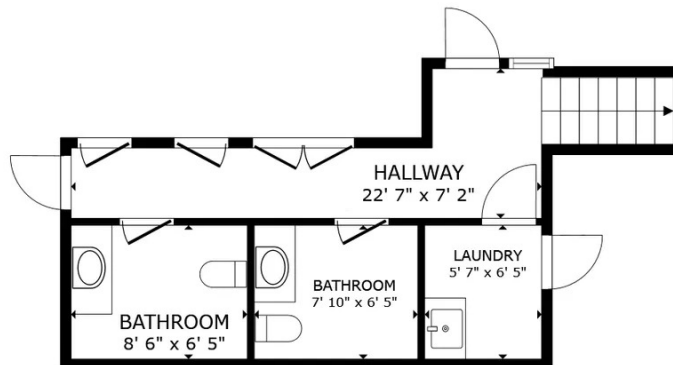
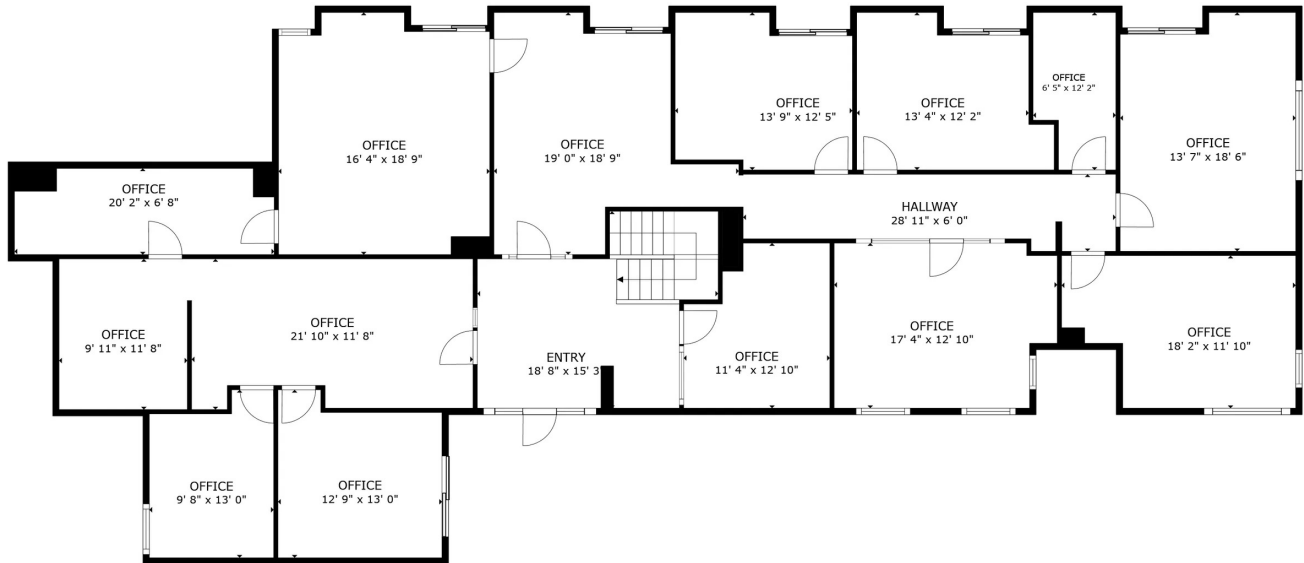


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

EAST SIDE FLOORPLANS

Billings, MT 59105



Michael Speidel
(406) 601-9695
michael@cbcmontana.com

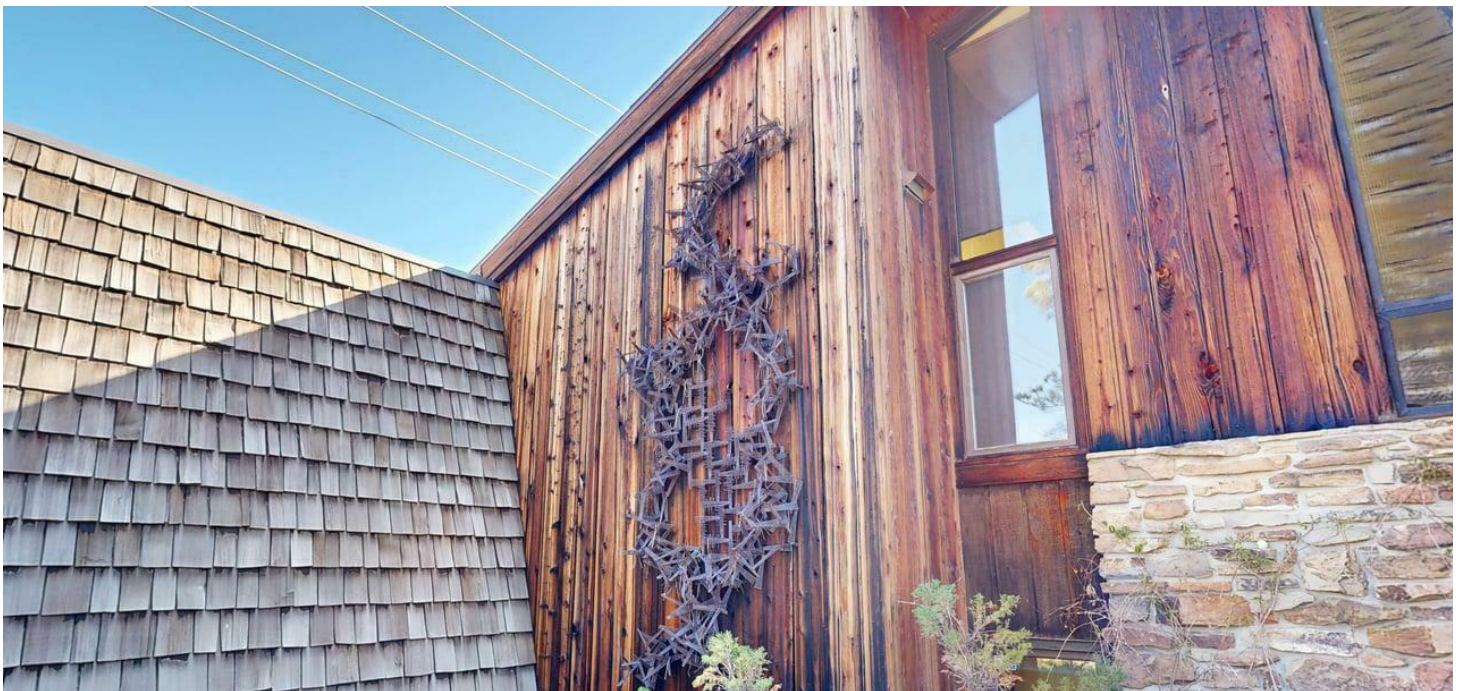


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

EXTERIOR

Billings, MT 59105



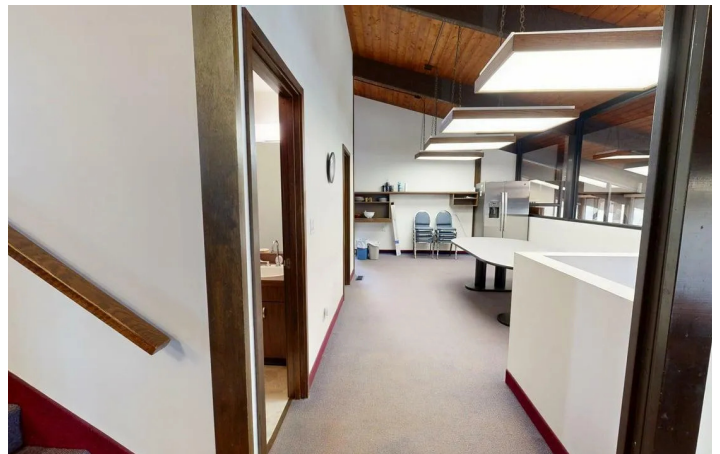
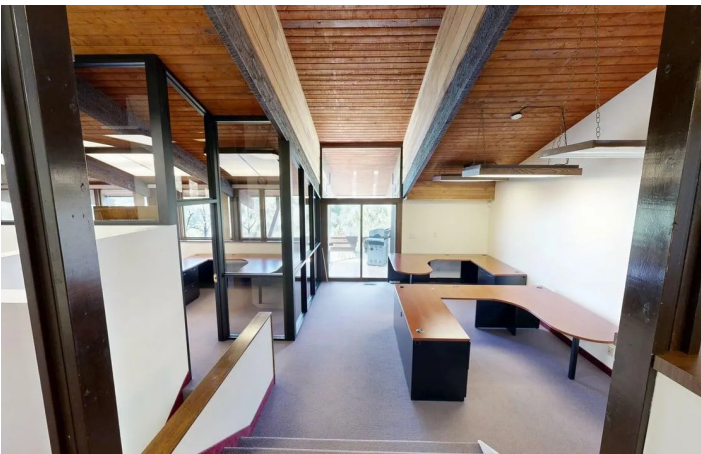
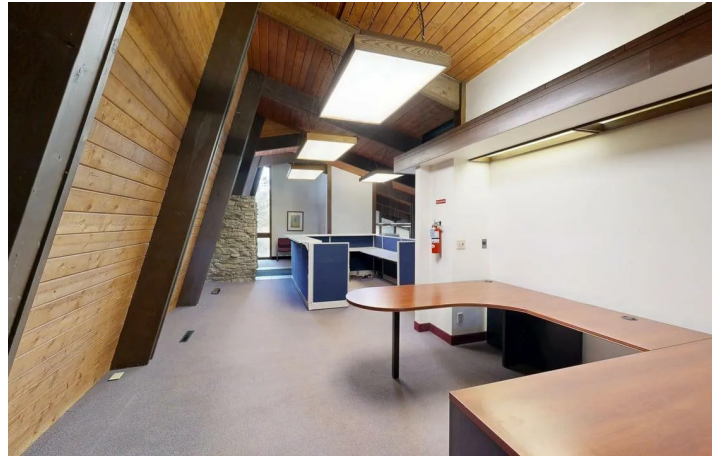
Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

WEST SIDE
Billings, MT 59105



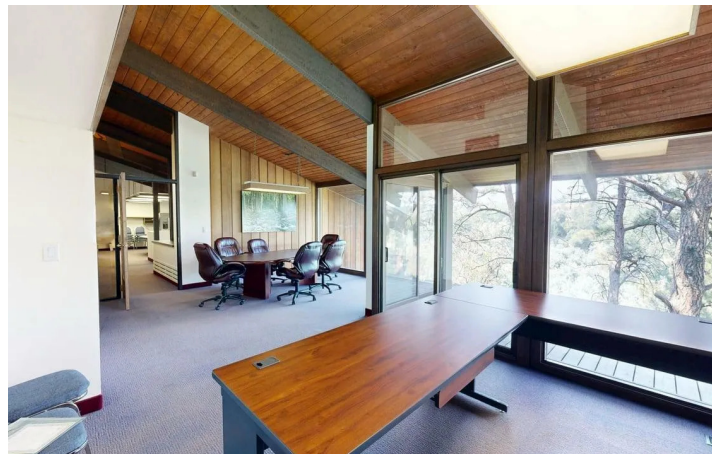
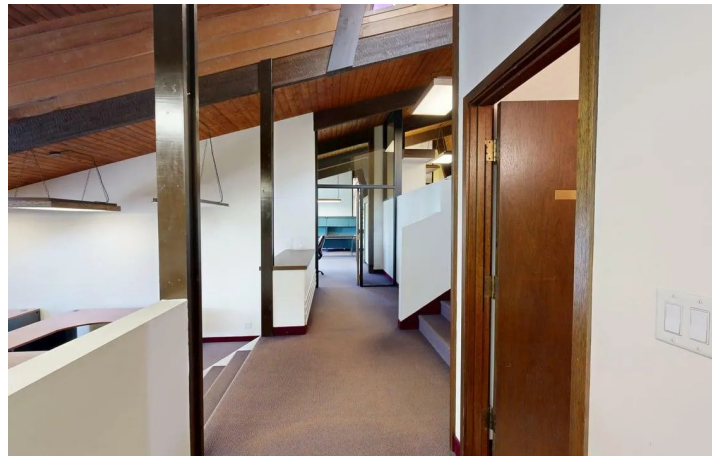
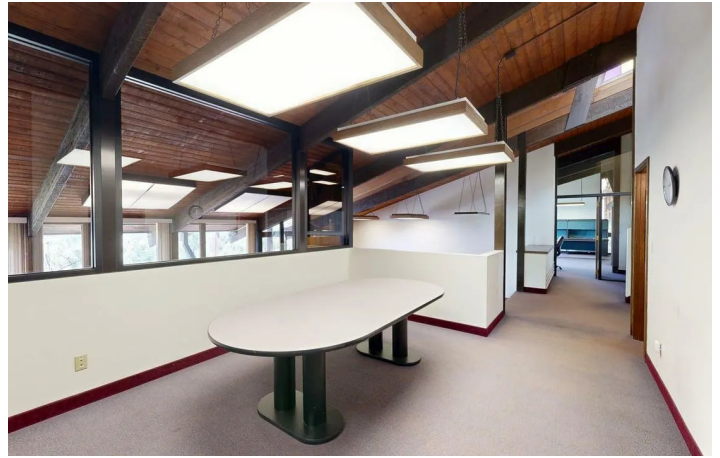
Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

WEST SIDE
Billings, MT 59105



Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

WEST SIDE
Billings, MT 59105



Michael Speidel
(406) 601-9695
michael@cbcmontana.com

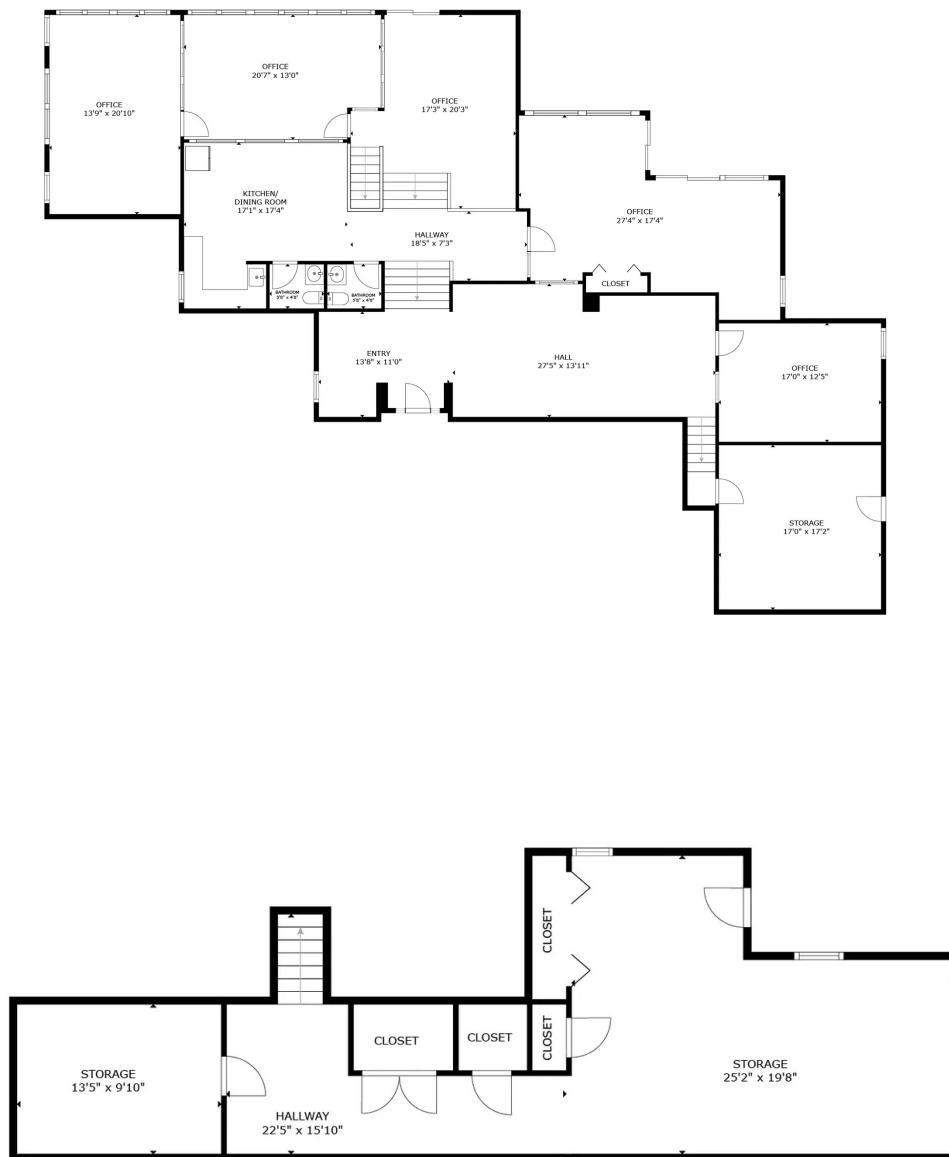


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

WEST SIDE FLOORPLANS

Billings, MT 59105



Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

11 E AIRPORT RD

11 E Airport Rd Billings, MT 59105



Michael Speidel
(406) 601-9695
michael@cbcmontana.com

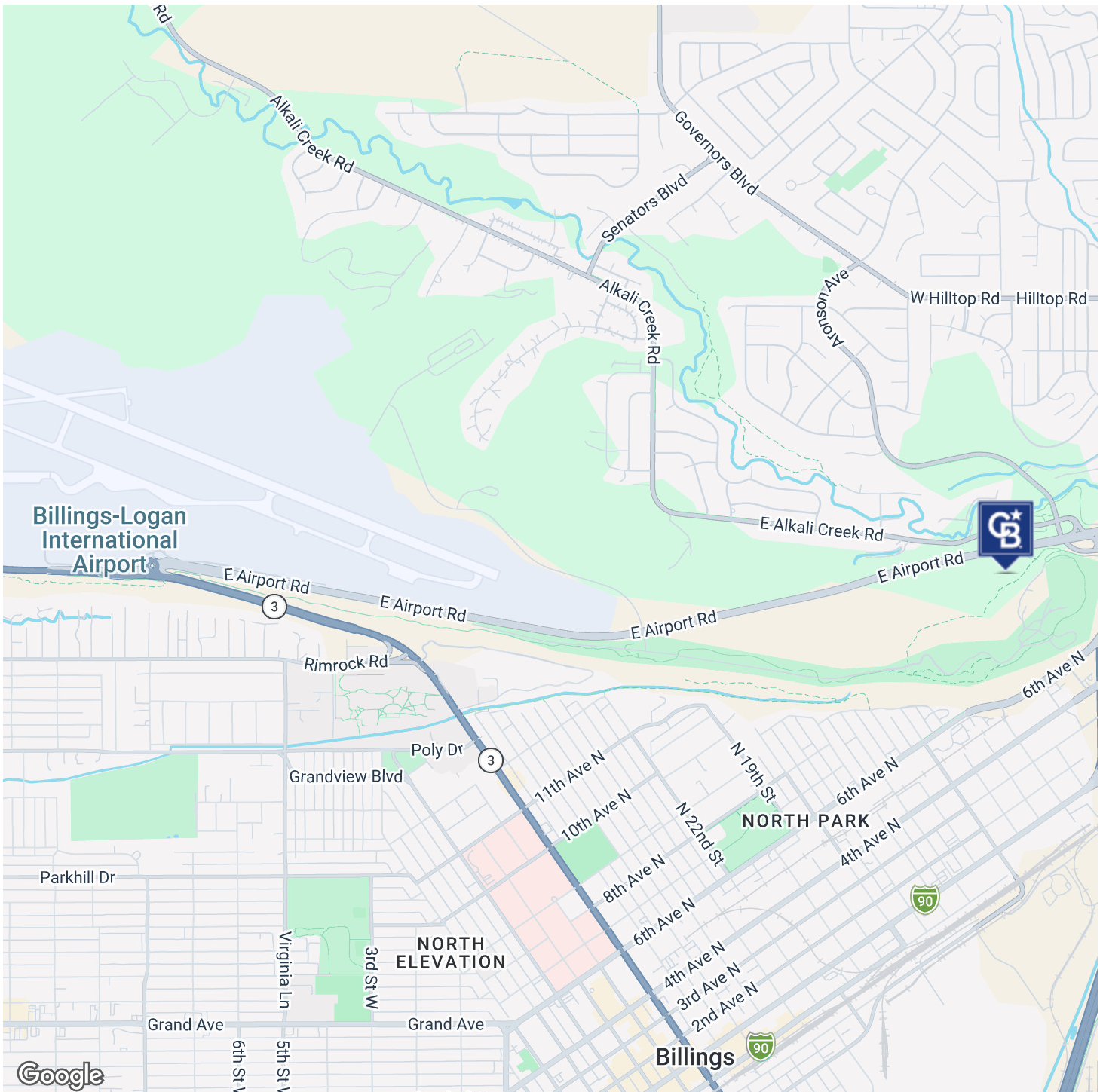


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

11 E AIRPORT RD

11 E Airport Rd Billings, MT 59105



Michael Speidel
(406) 601-9695
michael@cbcmontana.com

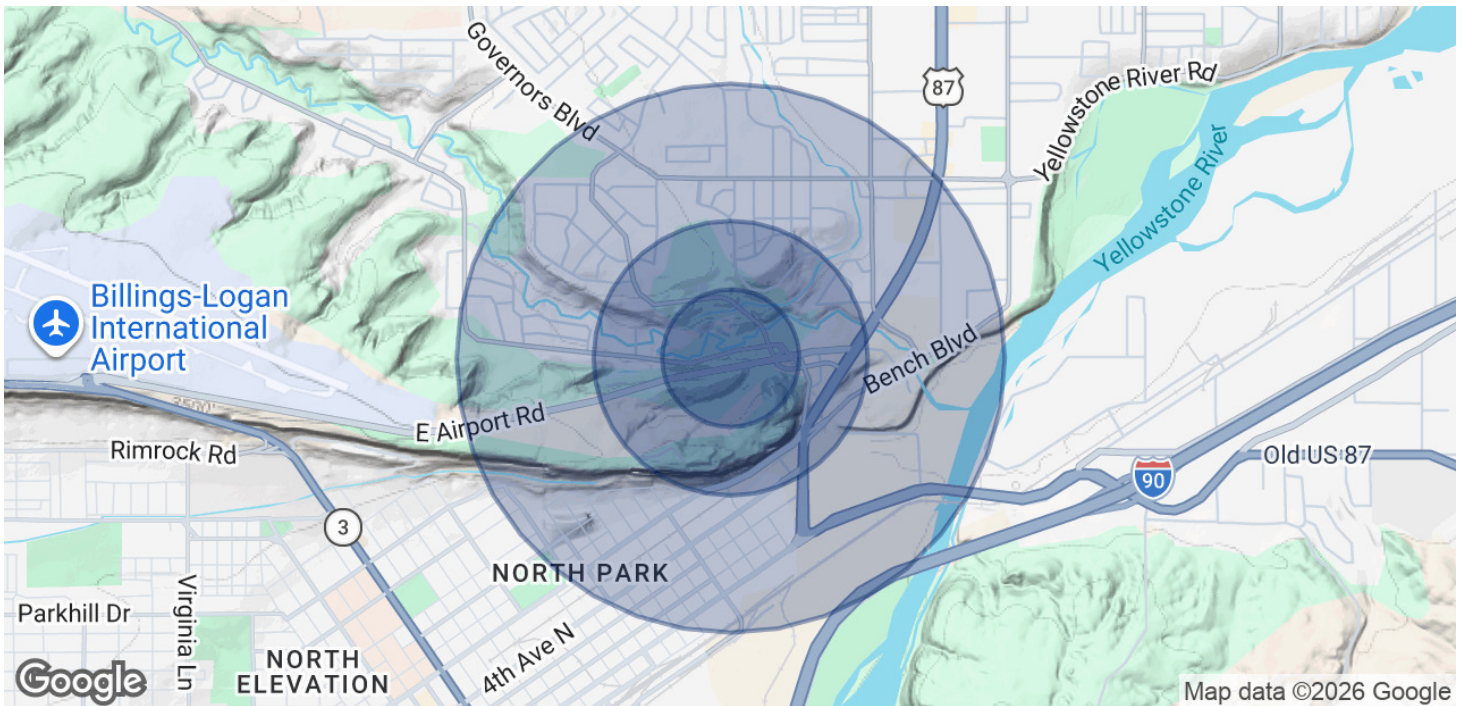


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

11 E AIRPORT RD

11 E Airport Rd Billings, MT 59105



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	225	1,095	5,610
Average Age	40.5	39.9	37.7
Average Age (Male)	40.1	39.7	38.2
Average Age (Female)	40.1	39.1	36.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	92	457	2,473
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$83,659	\$79,332	\$71,477
Average House Value	\$305,973	\$297,601	\$282,526

2023 American Community Survey (ACS)

Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

11 E AIRPORT RD

11 E Airport Rd Billings, MT 59105



MICHAEL SPEIDEL

Commercial Realtor

michael@cbcmontana.com

Direct: (406) 601-9695 | Cell: (406) 601-9695

MT #RRE-RBS-LIC-109468

PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

Michael Speidel
(406) 601-9695
michael@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS