

193 CONESTOGA CT

Kalispell, Montana 59901 • Flathead County

\$1.00 /SF

NNN • OR AS NEGOTIATED



IN THE HEART OF THE FLATHEAD VALLEY

Move-in ready industrial & flex space — minutes from the airport.

±0.5 mi to Glacier Park Int'l Airport

Built 2015 • Mezzanine storage

Available now

TOTAL AREA 4,500 SF	YEAR BUILT 2015	LOT SIZE ±0.46 AC	CONFIGURATION 2 Offices + Mezz	AVAILABILITY Immediate
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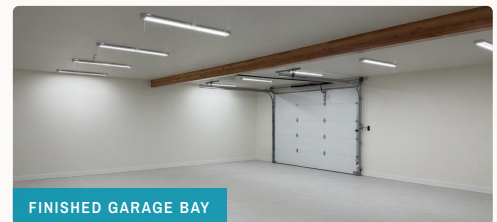
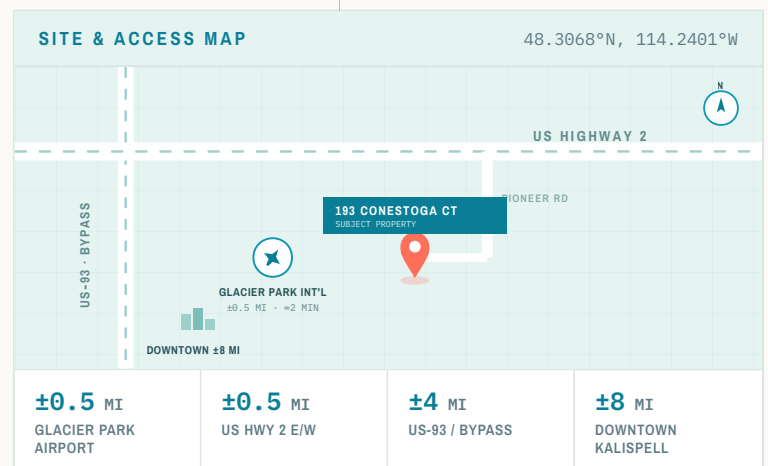
THE OPPORTUNITY

A versatile **4,500 SF industrial / flex building** in the heart of the growing Flathead Valley — well suited to light manufacturing, warehouse & distribution, service, or contractor operations. The layout pairs a clear-span working area with two finished private offices and an elevated mezzanine for storage, in modern 2015 construction on a ±0.46-acre lot with ample parking and drive access for vehicles and delivery trucks.

KEY FEATURES

- Open Warehouse / Flex Area**
Clear floor for operations, assembly, or storage with grade-level overhead door.
- Two Private Offices**
Finished and trimmed for administrative or management use.
- Elevated Mezzanine**
Added storage for parts, inventory, or equipment.
- Modern 2015 Construction**
Efficient steel-frame building on ±0.46 AC, clean functional layout.
- Parking & Truck Access**
Ample on-site parking suited to daily operations and deliveries.

HIGHWAY & AIR ACCESS



SCHEDULE A TOUR

Serious inquiries welcome.

Contact for NNN expense detail, modifications, or custom terms. Brokers protected — commission paid.

Brandon Burkhart

BURKHART PROPERTIES

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