



SterlingCRE
ADVISORS

Well-Maintained Free Standing Warehouse

115 Wildcat Way
Bozeman, Montana

±5,000 SF | Warehouse with Excess Land

Exclusively listed by:

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Opportunity Overview

SterlingCRE Advisors is pleased to present this ±5,000 SF warehouse located at 115 Wildcat Way, Bozeman, Montana, ready for immediate occupancy. This freestanding industrial building sits on a generously sized parcel under Gallatin County's permissive mixed-use (MU) zoning, giving you room to operate today and grow tomorrow.

The ±5,000 SF warehouse opens with a 14' grade-level door, making it accessible for a wide range of equipment, vehicles, and operations. Inside: open warehouse floor plan, private restroom, and clean, functional space with high clear height.

There is excess land on-site. If your operation grows, you have the space to expand the footprint. The landlord is flexible on tenant improvements and open to discussing what build-out works best for your use.

MU zoning in Gallatin County broadens what's possible here. Light industrial, contractor operations, storage, service businesses: most uses fit.



Address	115 Wildcat Way
Property Type	Industrial
Lease Rate	\$12.00/SF NNN
Estimated NNN	\$1.74/SF for taxes and insurance, HOA dues, snow removal and landscaping
Total Square Feet	± 5,000 Square Feet
Total Acreage	1.28 Acres

Interactive Links

 [Link to Listing](#)

 [Street View](#)



Interactive Links

Property Details

Address	115 Wildcat Way
Property Type	Industrial
Total Acreage	±1.28 acres
Services	Private water system; septic system
Access	Lynx Lane via Huffine Lane
Zoning	MU (Mixed Use) - Gallatin County Zoning
Geocode	06-0798-18-1-06-05-0000
Year Built	1987
Parking	Drive Parking; Street Parking





Fire suppression system shared via HOA



Free standing single-tenant building



14' grade-level overhead door; 16' clear height



Excess yard with flexibility



Private well

Centrally Located Warehouse Space for Lease

Located between Bozeman and Four Corners



Location Overview





Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

3 miles

8,743

Population



Median Age



Average Household Size

\$122,898

Median Household Income

2,518

2023 Owner Occupied Housing Units (Esri)

705

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



363

Total Businesses



2,464

Total Employees

HOUSING STATS

3 miles



\$770,652

Median Home Value



\$21,092

Average Spent on Mortgage & Basics



\$1,511

Median Contract Rent

2025 Households by income (Esri)

1 mile

The largest group: \$100,000 - \$149,999 (24.6%)

The smallest group: \$25,000 - \$34,999 (0.9%)

Indicator ▲	Value	Diff	
<\$15,000	4.3%	-1.9%	
\$15,000 - \$24,999	3.9%	-0.6%	
\$25,000 - \$34,999	0.9%	-2.8%	
\$35,000 - \$49,999	5.8%	-2.0%	
\$50,000 - \$74,999	14.3%	-0.7%	
\$75,000 - \$99,999	11.8%	-0.8%	
\$100,000 - \$149,999	24.6%	+1.0%	
\$150,000 - \$199,999	14.4%	+4.0%	
\$200,000+	20.0%	+4.0%	

Bars show deviation from Gallatin County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59718 (Bozeman)	Counties Gallatin	States Montana	United States
2022 Total Population	3,480	8,743	26,395	51,368	135,227	1,144,799	339,887,819
2022 Household Population	3,480	8,742	26,379	51,231	131,058	1,115,471	331,671,159
2022 Family Population	2,903	7,255	19,065	34,301	91,650	851,883	264,093,561
2027 Total Population	3,747	9,624	29,322	57,620	148,772	1,205,657	347,149,422
2027 Household Population	3,747	9,623	29,306	57,483	144,603	1,176,329	338,932,762
2027 Family Population	3,127	7,990	21,143	38,423	100,734	895,113	269,093,856

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$56,465	\$63,123	\$55,713
2022 Median Household Income	\$113,777	\$122,898	\$110,670
2022 Average Household Income	\$148,831	\$167,235	\$141,467
2027 Per Capita Income	\$66,640	\$74,218	\$63,317
2027 Median Household Income	\$133,772	\$148,393	\$123,123
2027 Average Household Income	\$176,806	\$197,848	\$161,848

Bozeman Air Service

Bozeman Yellowstone International Airport offers **direct flights** to major cities on the east and west coasts.

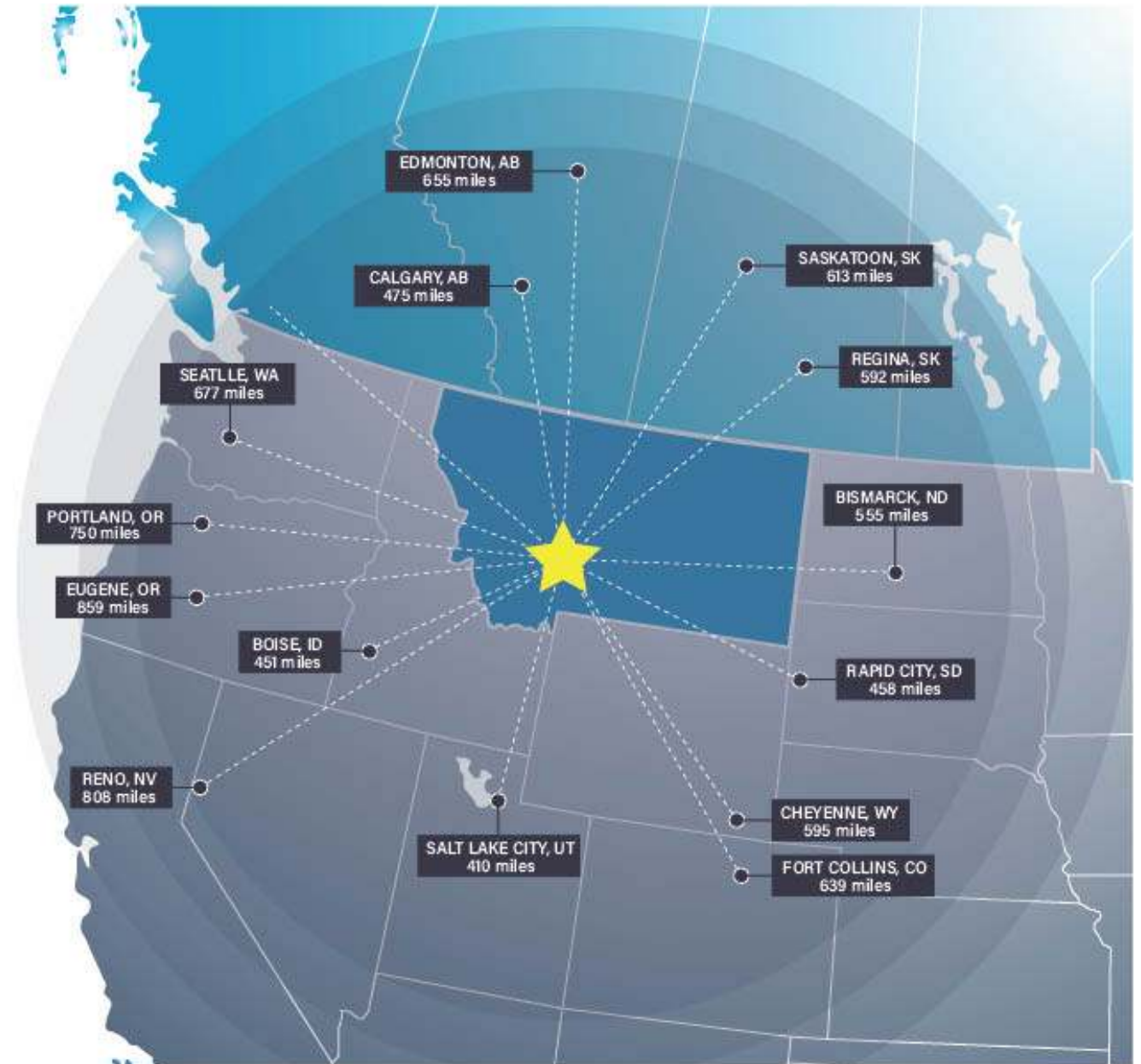


Bozeman Access

Bozeman offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Bozeman is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 means Montana's major cities including Billings, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Bozeman Yellowstone International Airport round out the city's access to a multimodal transportation network.



Top Employers

Montana State University

5,000+ employees

Bozeman Health

1000+ employees

Oracle

250+ employees

Kenyon Noble Lumber & Hardware

250+ employees

Bozeman Public School District

1,000+ employees

Simm's Fishing Products

100+ employees

Glacier Bancorp

100+ employees

Costco

100+ employees

Noteworthy



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

World's Greatest Places 2023

Time Magazine

James Beard Award Winning Restaurants

Four Bozeman/Belgrade chef's and restaurants nominated in 2023

#1 Best Micropolitan Economy in America

2018-2023

#5 Best Places to Retire

Self-Made

#3 Best Drinking Water in America

American Water Works, 2023

#1 Best College for Outdoor Sports & Recreation

Montana State University

300 Days of Sunshine a Year

Montana State University

Top 3% of colleges and universities in the nation for research expenditures

PEOPLE

42.9% Population Growth - 2012-2022

Bozeman has grown rapidly

Median Age 28 Years Old

The median age in the US is 39

68.8% Degreed

Associates degree or higher, 25.8% have a graduate level degree

31% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Management, Sales, Office and Administrative, Construction, Food Service

ACCESS

15 Minutes

Average Commute Time

12.8% Multimodal Commuters

Walk or bike to work

85 Hours Saved

85 hours saved in commute yearly over national average

24 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

5 Routes

Provided by a bus network across the City of Bozeman

7 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Tech Companies

Oracle, Snowflake (Warehousing), Next Frontier Capital (Investment), PFL Tech (Marketing), Schedulicity (Software), Bridger Photonics (LIDAR) and more.

36% Wage Growth

Over the past ten years

20% of Households have Self-Employment Income

A marker of the region's entrepreneurial mindset

Outdoor Gear Companies

Companies headquartered in Bozeman for outdoor gear include: Oboz Footwear, Simms, Schnee's, Mystery Ranch, Kenetrex and more.



Brokerage Advisors



KARA HOGAN, CCIM
Commercial Real Estate Advisor

Kara has extensive deal management experience across Montana. She brings strong coordination, clear communication, and a steady approach to keeping complex transactions on track for owners, users, and investors throughout the Gallatin Valley.

Operations & Data Team



SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.



SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.



JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team



MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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