

Johnson Lane Development

**Johnson Lane
Lockwood, MT 59101**

Flexible site plan accommodates pad sites for freestanding users and inline/end-cap space for multi-tenant concepts. All build-to-suit with owner-contractor pricing.

For Lease
Commercial Pad Sites

Virtual Rendering



Margaret Kirby

Commercial Sales Agent

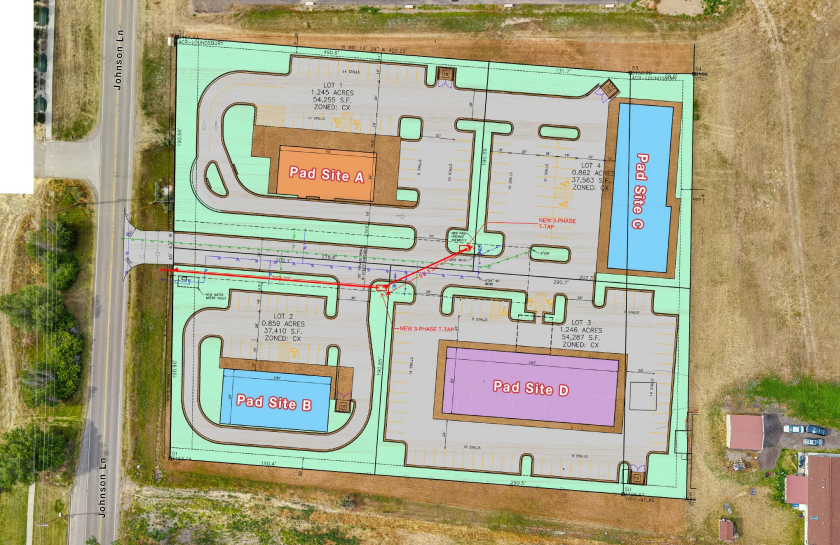
c: 760 587 3310

e: mkirby@naibusinessproperties.com

MT #RRE-RBS-LIC-119294

NAIBusiness Properties

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



Property Information

Explore this unique leasing opportunity in Lockwood, MT. This CX-Heavy Commercial zoned property offers lucrative build-to-suit potential, including QSR, retail, and hotel phases. With drive-thru capabilities, ample parking, and owner-contracted construction, this development is poised for success. Positioned to benefit from regional connectivity upgrades, this property is an ideal location in a thriving commercial hub.

Property Highlights

- Build to Suit Opportunity
- This location sits seconds from the Johnson Lane Interchange connecting Lockwood to the Billings Heights, and is surrounded by established brands like Jimmy Johns, Ace Hardware, Burger King, and Town Pump.
- Phase 1: 4,000 SF QSR pad site, 40 parking spaces, with drive-thru capabilities.
- Phase 2: Retail (A) 5,000 SF, divisible into smaller suites, with 20 parking spaces assigned.
- Phase 3: Retail (B) 7,800 SF, fit for one big box store, with 30 parking spaces assigned.
- Phase 4: Hotel 9,600 footprint with 61 parking spaces assigned.
- The ownership group are licensed contractors, offering prospective tenants direct access to competitive pricing, customizable construction packages, and accelerated build-out timelines.
- For lease pricing and construction details connect with the listing agent.

Offering Summary

Lease Rate

[Call for Pricing](#)

📍 3412 Colton Blvd, #201, Billings, MT 59102

📞 406.256.5000

🌐 www.naibusinessproperties.com



Margaret Kirby

Commercial Sales Agent

c: 760 587 3310

e: mkirby@naibusinessproperties.com

MT #RRE-RBS-LIC-119294

NAIBusiness Properties

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.