

OFFERING MEMORANDUM

12 Penny Lane Gallatin Gateway Montana

12 Penny Lane
Gallatin Gateway, MT 59730

\$11.31M	7.25%	\$819.73K
PRICE	CAP RATE	NOI

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12 Penny Lane Gallatin Gateway Montana

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Gallatin Gateway, MT 59730

PRICE

\$11,307,000

CAP RATE

7.25%

NOI

\$819,726

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PRESENTED BY



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Executive Summary

12 Penny Lane · Gallatin Gateway, MT 59730

 ASKING PRICE

\$11,307,000

 CAP RATE

7.25%

 PRICE/SF

\$281.89

 OCCUPANCY

100%

 BUILDING SF

40111

We are pleased to present 12 Penny Lane Gallatin Gateway Montana, a premier industrial warehouse and distribution facility located at 12 Penny Lane in Gallatin Gateway, Montana. This exceptional logistics asset offers investors a rare opportunity to acquire a functional, well-maintained property in one of the region's most active industrial corridors.

12 Penny Lane Gallatin Gateway Montana is a 40,111 square foot industrial facility originally developed in 2004. The property is zoned Commercial and sits on 2.500 acres, offering tenants modern warehouse specifications, heavy power capacity, and a layout optimized for warehousing, distribution, and light manufacturing operations.

With its strategic logistics location, modern building specifications, and favorable market dynamics, 12 Penny Lane Gallatin Gateway Montana is a premier investment for groups seeking high-quality industrial exposure. Please contact us to arrange a tour or discuss this opportunity further.

PROPERTY DATA

Building SqFt	40111
Year Built	2004
Lot Size (Acres)	2.500
Parcel ID	06-0697-11-1-15-10-0000
Zoning	Commercial
County	Gallatin
Frontage	—
Coordinates	45.594254,-111.195884

Investment Highlights

Strong tenant creditworthiness and long-term lease commitments enhance the asset's financing profile, enabling attractive debt terms and leverage.

Asking Price	\$11,307,000
Cap Rate	7.25%
Price/SF	\$281.89
Occupancy	100%
Building SF	40111

Location Highlights

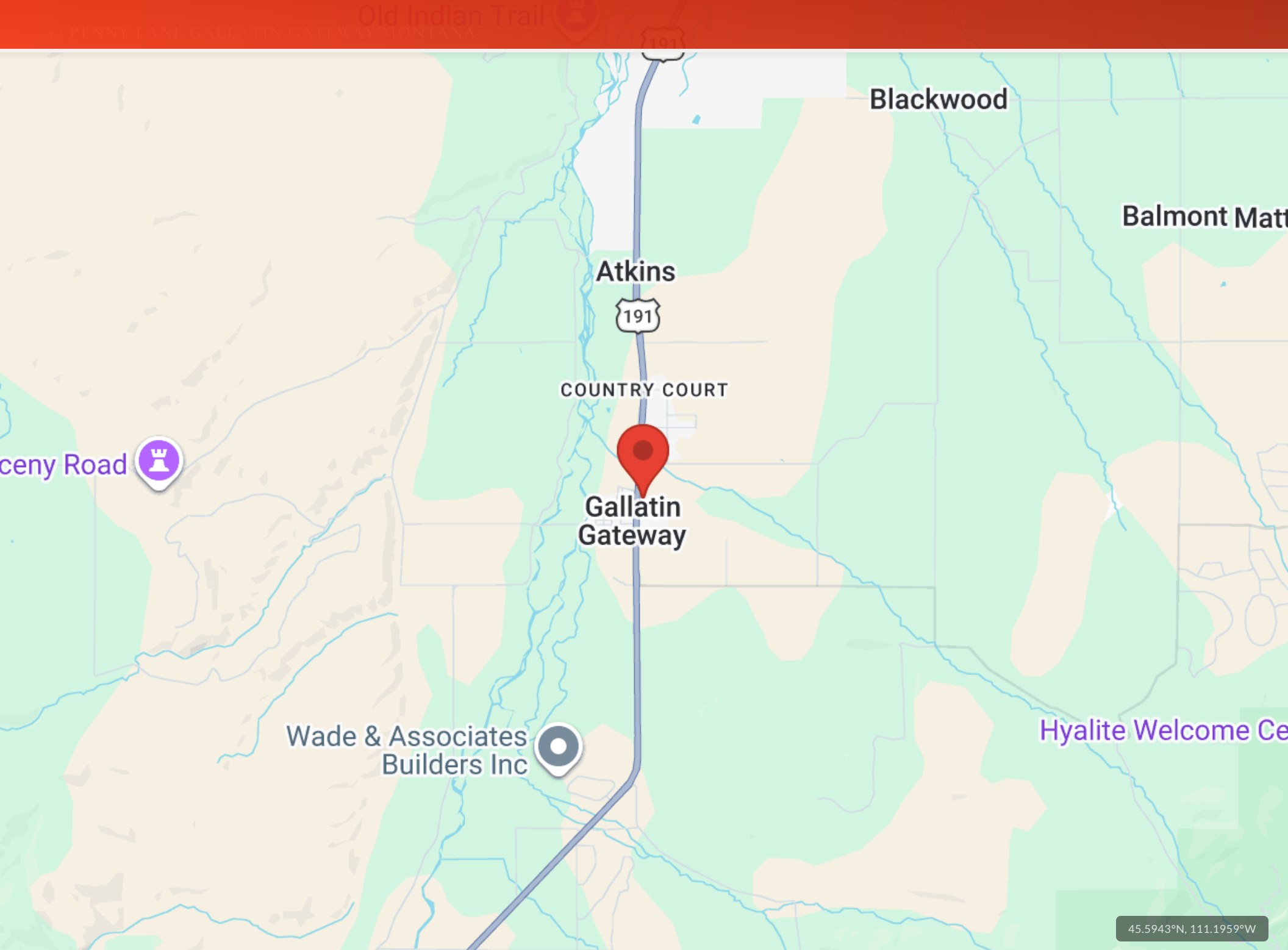


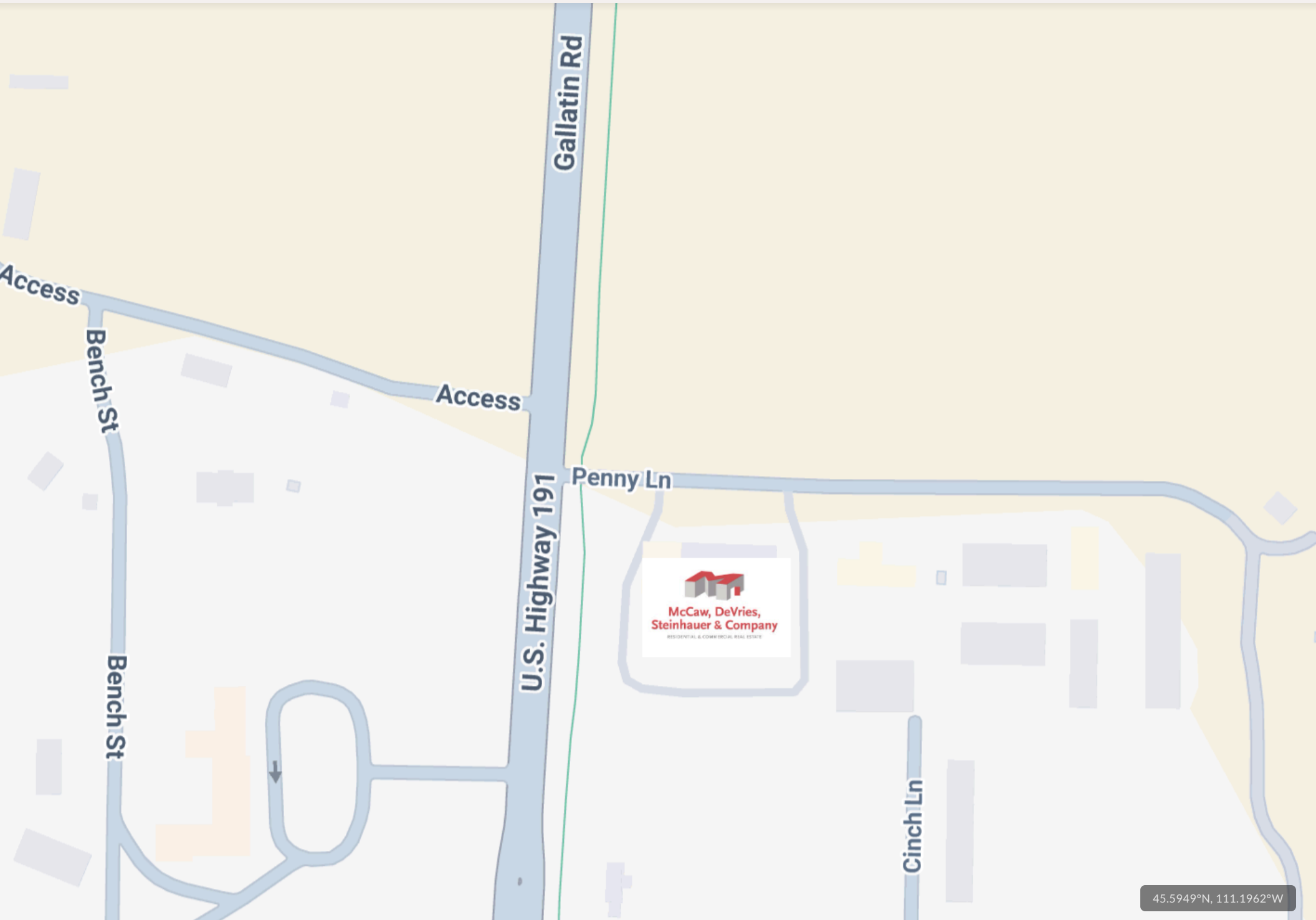
LOCATION

Address	12 Penny Lane
City	Gallatin Gateway
State	Montana
Zip Code	59730
County	Gallatin
APN / Parcel #	06-0697-11-1-15-10-0000
Coordinates	45.594254,-111.195884

AIRPORTS

Bozeman Yellowstone International Airport	12.8 mi
Thompson Field	14.7 mi
Alaska Airlines - Bozeman	12.8 mi





45.5949°N, 111.1962°W



Photo Gallery

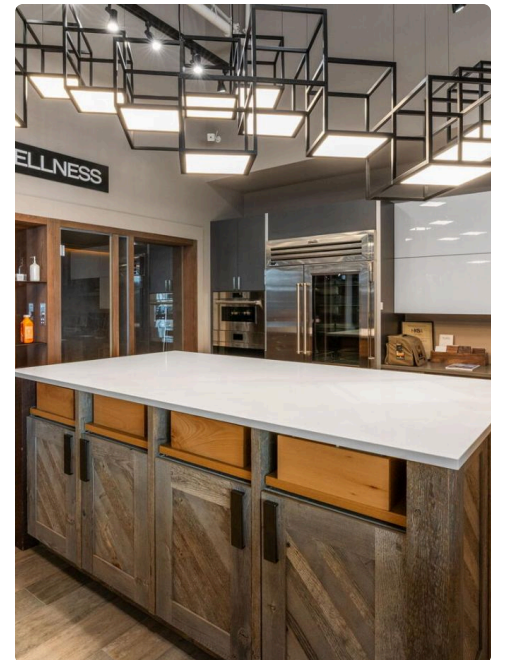
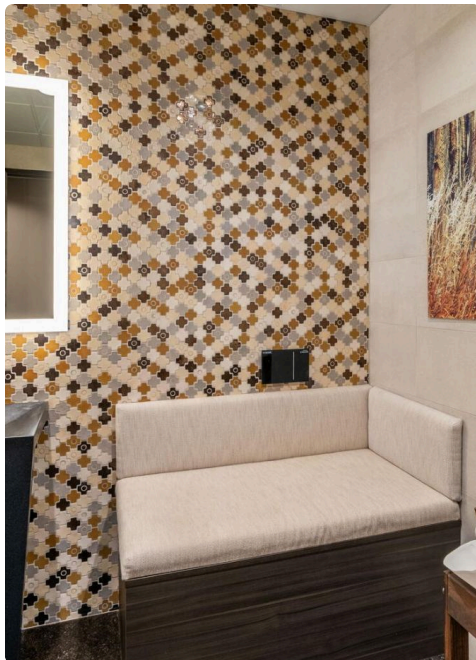
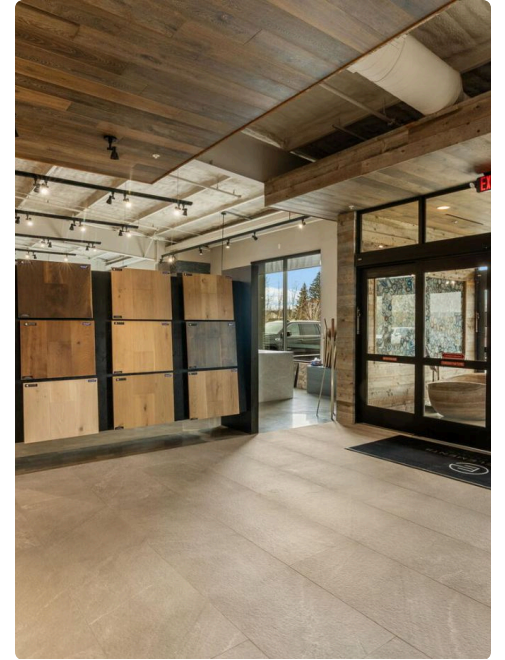
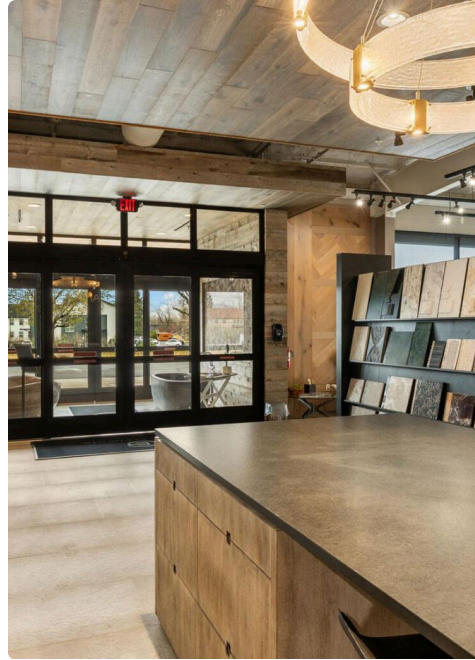


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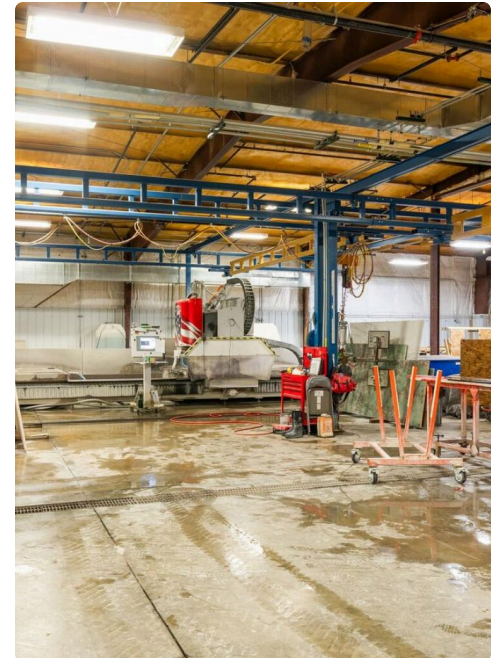
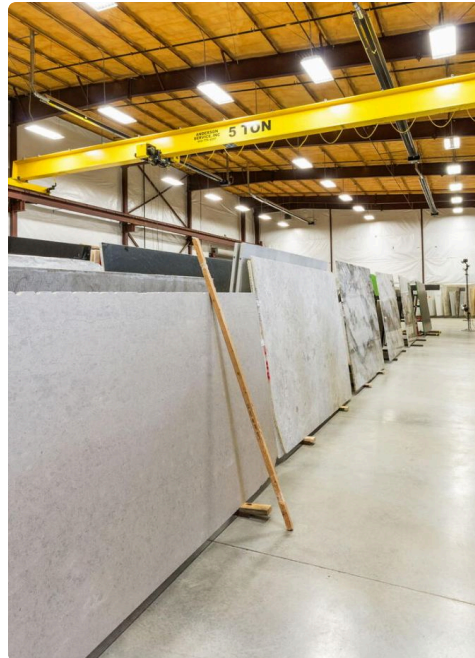
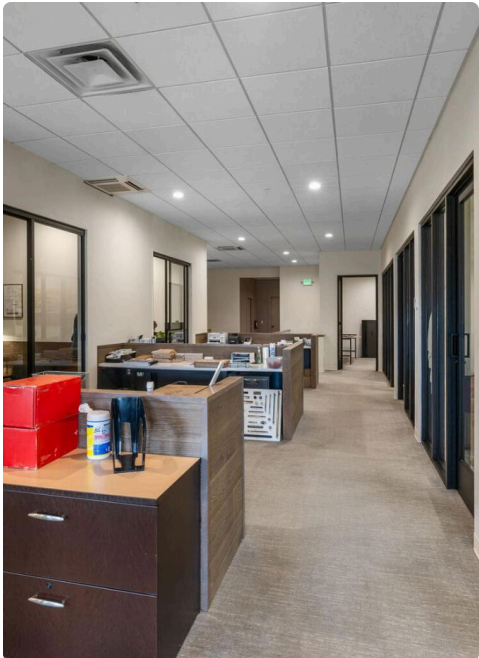
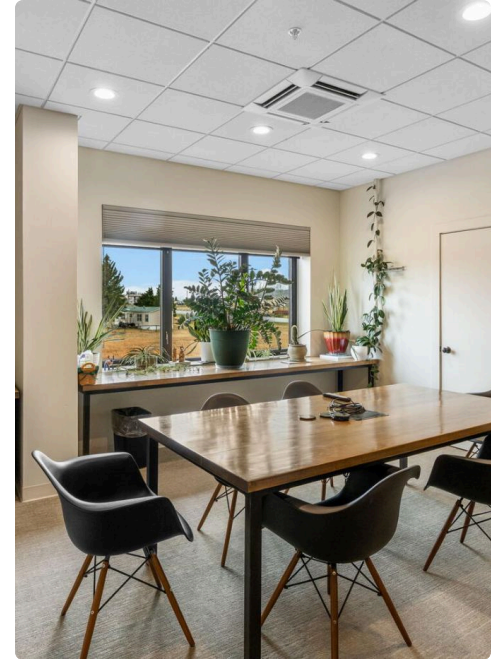
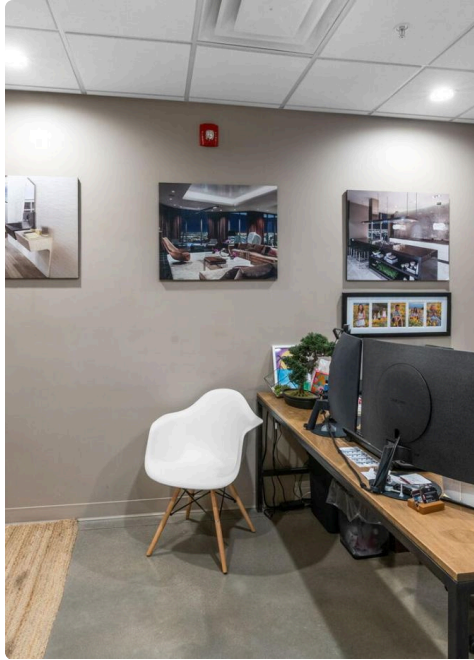
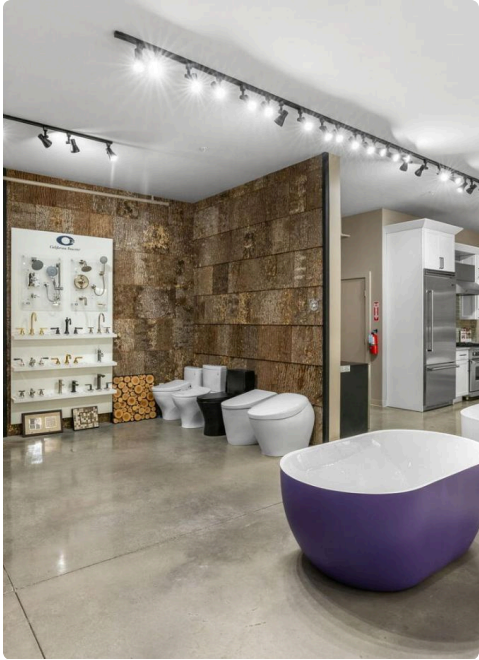
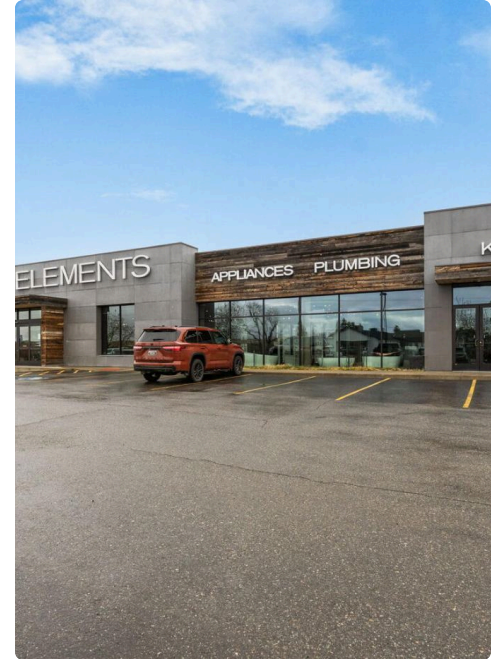
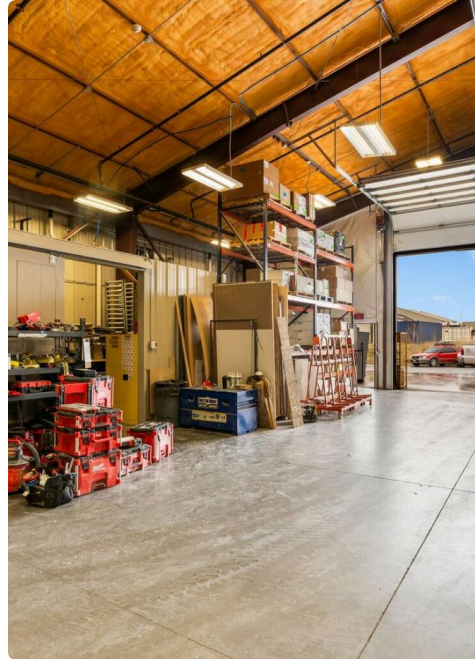
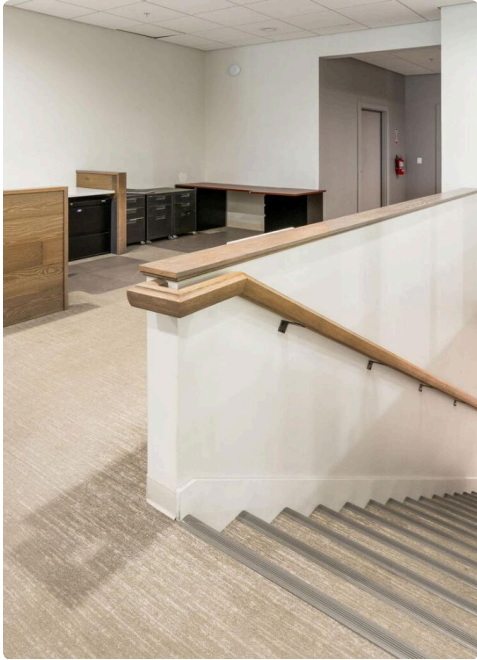


Photo Gallery (continued)



Valuation Summary

INVESTMENT OVERVIEW

\$11,307,000
ASKING PRICE

7.25%
CAP RATE

\$819,726
NET OPERATING INCOME

KEY METRICS

Price/SF	\$281.89
Price/Acre	\$4,522,800
Est. GRM	8.97x

Tenant Profiles



Earth Elements
Design Fabrication

Earth elements provide design and fabrication services focused on the luxury home market in the southwestern Montana area including Big Sky and the Yellowstone Club.

Market Overview

POPULATION 856	AREA 5.9 sq mi
ELEVATION 16,250 ft	TIME ZONE Mountain Time Zone
COUNTY Gallatin County	STATE Montana

Market Overview: Gallatin Gateway, MT

Gallatin Gateway is a census-designated place (CDP) in Gallatin County, Montana, United States. As of the 2020 census, Gallatin Gateway had a population of 967. Elevation is 4,953 ft (1,510 m).

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	637	Population	1,741	Population	5,415
Median HH Income	\$113,666	Median HH Income	\$110,300	Median HH Income	\$115,343
Households	258	Households	686	Households	2,053

Source: ESRI / ArcGIS Business Analyst

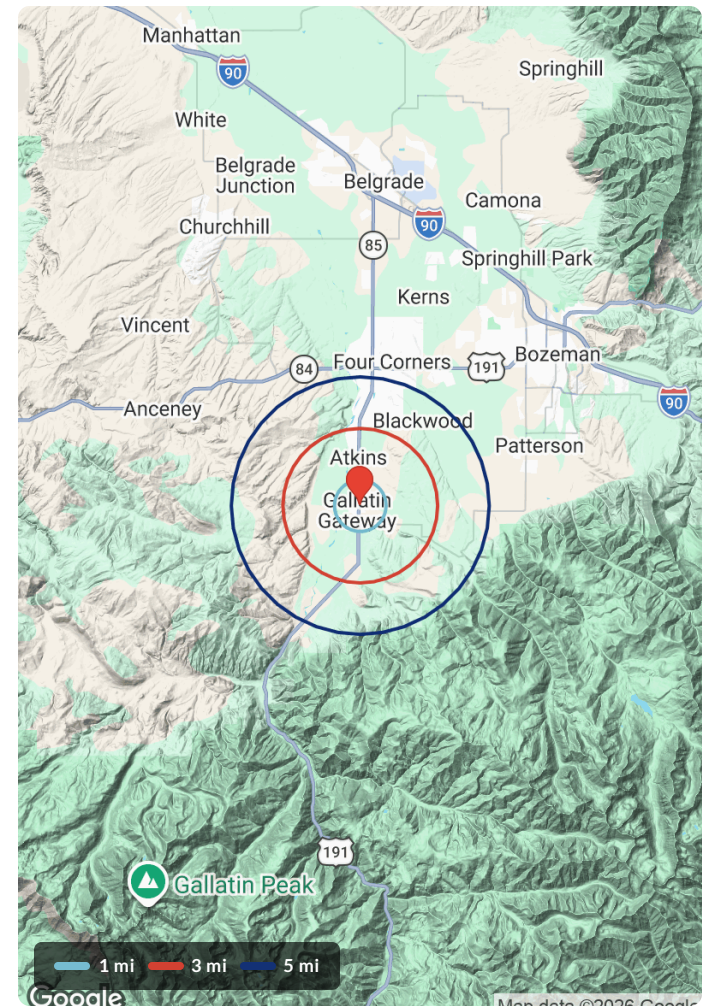
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	376	1,105	2,943
2010 Population	465	1,270	3,769
2025 Population	637	1,741	5,415
2030 Population	708	1,932	5,978
2025-2030 Growth Rate	2.14%	2.10%	2.00%
2025 Daytime Population	522	1,367	3,897

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	158	447	1,150
2010 Total Households	199	530	1,481
2025 Total Households	258	686	2,053
2030 Total Households	284	753	2,251
2025 Avg. Household Size	2.47	2.54	2.64
2025 Owner Occupied Housing	193	509	1,554
2030 Owner Occupied Housing	216	569	1,730
2025 Renter Occupied Housing	65	177	499
2030 Renter Occupied Housing	68	184	520
2025 Vacant Housing	37	74	209
2025 Total Housing	295	760	2,262

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7	19	53
\$15,000-\$24,999	8	29	54
\$25,000-\$34,999	6	20	44
\$35,000-\$49,999	23	76	157
\$50,000-\$74,999	39	97	319
\$75,000-\$99,999	23	60	187
\$100,000-\$149,999	63	155	511
\$150,000-\$199,999	35	89	280
\$200,000 or greater	54	140	448
Median HH Income	\$113,666	\$110,300	\$115,343
Average HH Income	\$157,411	\$155,735	\$158,678

\$113,666 MEDIAN HH INCOME	\$157,411 AVG HH INCOME
74.8% OWNER OCCUPIED	25.2% RENTER OCCUPIED
12.5% VACANCY RATE	2.14 % 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE MCCAW, DEVRIES, STEINHAUER & COMPANY ADVISOR FOR MORE DETAILS.