

331301 6674 Maltese Lane, Bozeman, MT 59718



County:	Gallatin	Status:	Active
Subd/Complex:	Cougar Park	Asking Price:	\$3,840.00
Area:	2FC - Boz Area Four Corners		
Class:	Commercial Lease	Type:	Warehouse
Lot Size:		Price/Sq Ft:	\$0.74
Lease Type:	Gross	Unit Sq Ft:	5,200
Rent/Terms:	\$3,840.00	Tot SqFt Cost:	\$5.86
NNN/SF Year:		Monthly Cost:	\$3,840.00

Great Warehouse / Flex space 5200 Sqft Total. Fenced storage area 18 Foot ceilings 20 Foot door. Floor drains. 500Sqft Office. Ready July 1.

Directions: Huffine west to Lynx Lane first right left on Maltese. Right Hand side

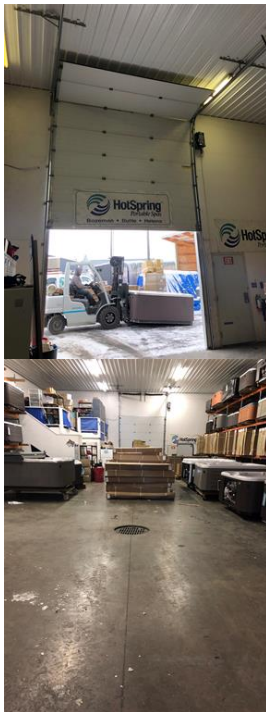
LAND, SITE AND TAX INFORMATION

Legal:		
Ownership:	Tax Year:	Apx Tax Amt:
Builder/Architect:	Currently Occupied:	Flood Plain: No
Parcel Tax ID#: RGG49254	Planning Jurisdiction: None	
Additional Parcel Tax IDs		
Zoning District:	Zoning: M1 - Light Manufacturing	# Floors: 1
Office SqFt: 500	Warehouse SF: 4,700	
Elevator: No	3 Phase Elec Svc: Yes	
Possible Uses: Industrial – Flex Space, Industrial – Manufacturing, Industrial – Warehouse		

Features

Tenants Pay: Electric, Garbage, Gas
Landlord Pays: Maintenance, RE Insurance, RE Taxes
Parking: 6-10 Spaces / Paved
Heating: Forced Air, Gas Forced Air
Utility Services: Cable, Natural Gas, Private Well, Septic, Telephone

Ceiling Height: 16-20 Feet
Cooling:



For More Information Contact:

Edward Steinhauer

Direct (406) 580-1456

Office (406) 587-5540

