

FOR SALE OR LEASE

DIAMOND PRODUCTS BUILDING

1200 Bozeman Avenue Helena, MT 59601



Tyler Warne
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PROPERTY DESCRIPTION

30,600 SF industrial building for sale or lease in central Helena. Although there are multiple possible configurations, the property consists of two smaller units, that are leased, and one larger unit that is available for lease (21,600 SF). There's also a small fenced yard for additional equipment storage. The property has over 30 asphalt parking spaces, and benefits from visibility and signage to North Montana Avenue. Its central location provides quick access to all of Helena, as well as convenient routes to Highway 12 and I-15 for reaching surrounding markets. The building features 2 dock-high doors, 1 drive in door, tall ceilings, and a rail spur (of unknown status) located adjacent to the building. This building offers an immense amount of space in central Helena - come see it today.

HISTORY

The property housed Diamond Products, a manufacturer and distributor of cleaning supplies, until 2024.

OFFERING SUMMARY

Building Size:	30,618 SF
Lease Rate:	\$8.50/SF NNN
Space Available:	+/- 21,600 RSF
Lot Size:	1.001 Acres
Sale Price:	\$1,299,000
Price Per SF:	\$42/SF

HIGHLIGHTS

- CLM Zoning
- Area seeing new development, and redevelopment
- 13,770 cars per day
- Great visibility
- 31 parking spots
- Possible rail access

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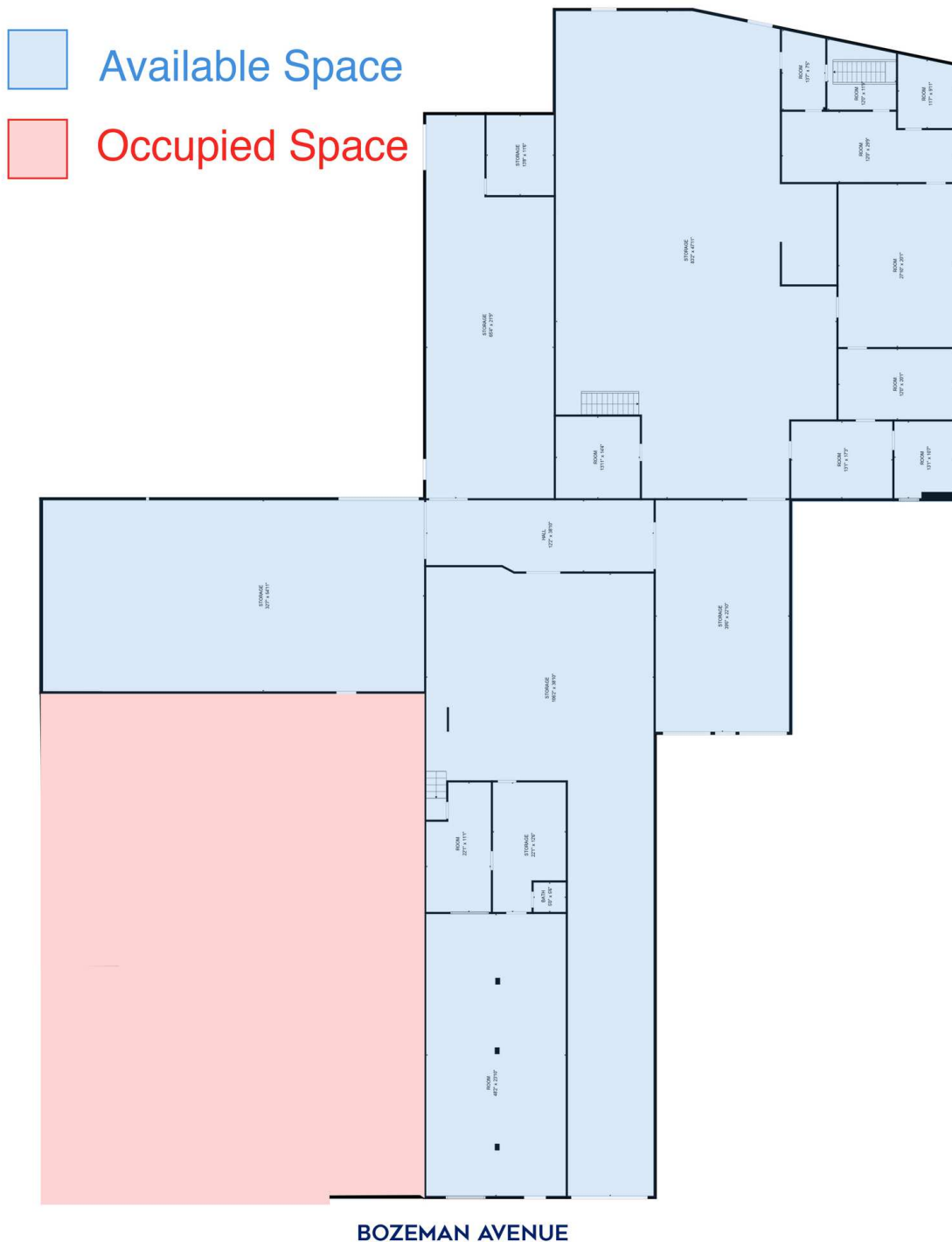


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FLOOR SKETCH

1200 BOZEMAN ST

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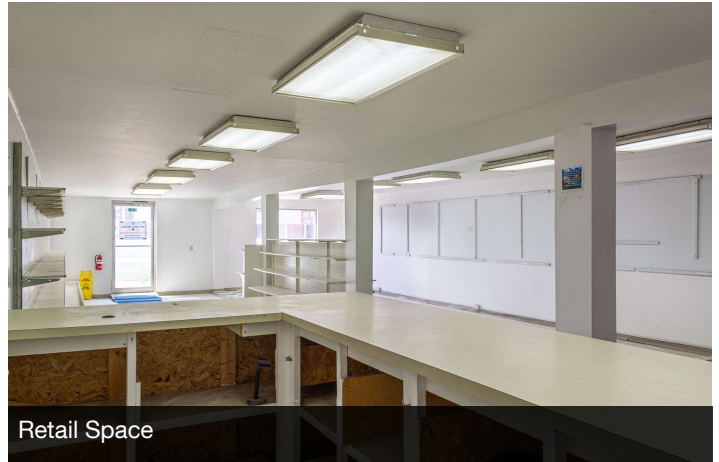
PHOTOS

1200 BOZEMAN ST

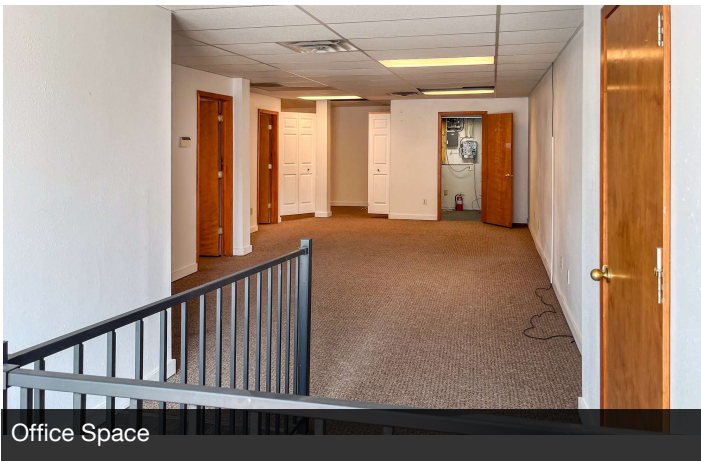
Helena, MT



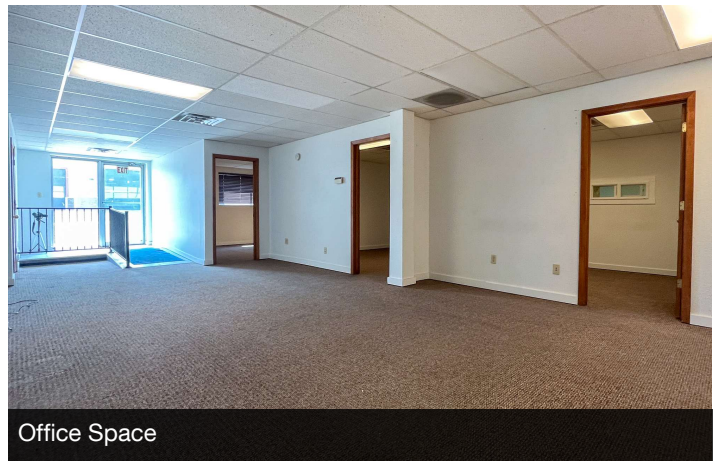
Retail Space



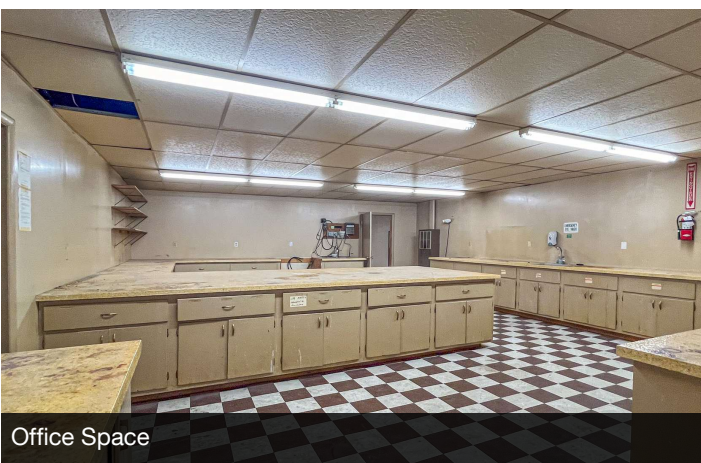
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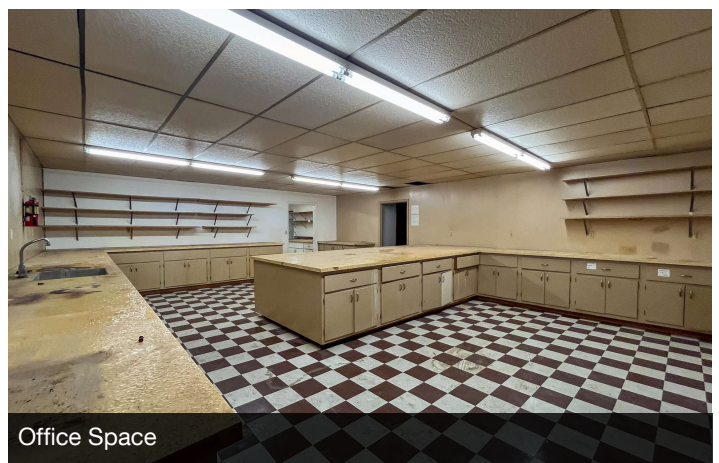
Office Space



Office Space



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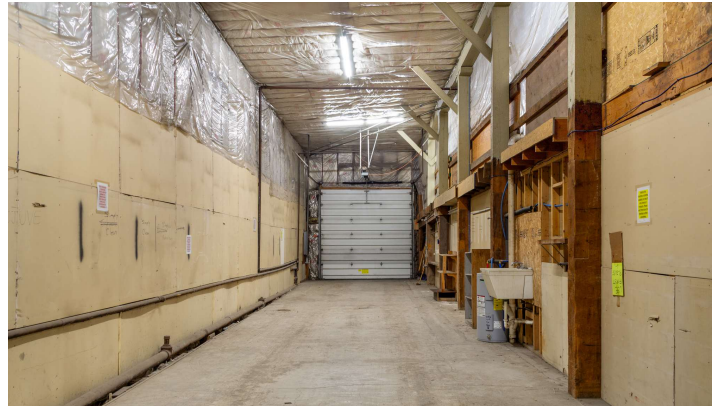
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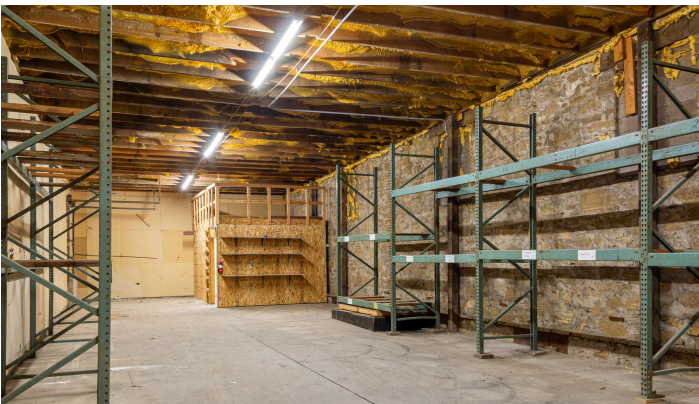
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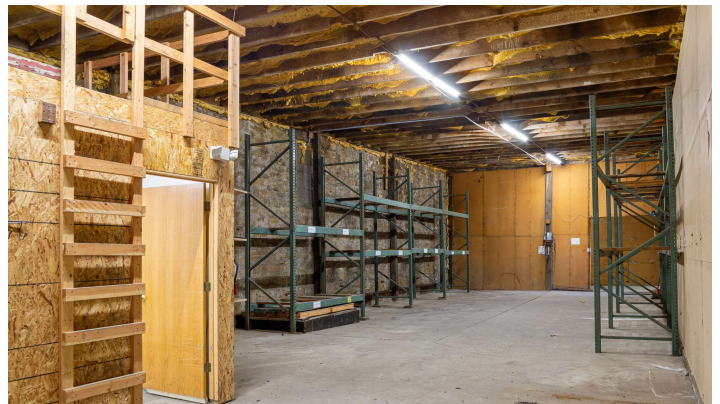
Warehouse



Warehouse - Drive in door



Warehouse



Warehouse



2 Dock-High doors



Warehouse

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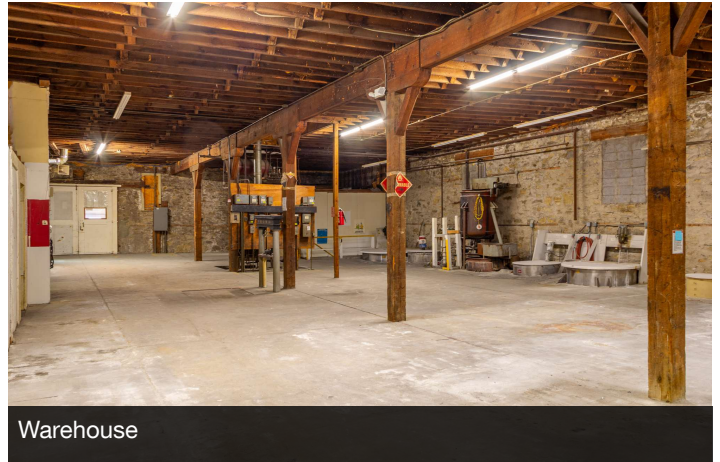
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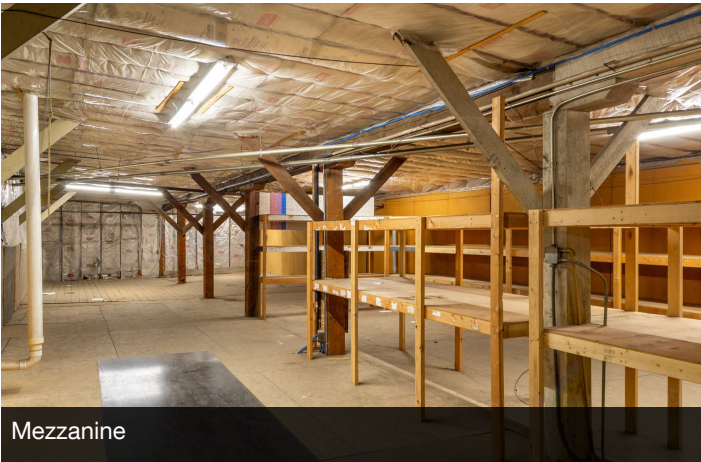
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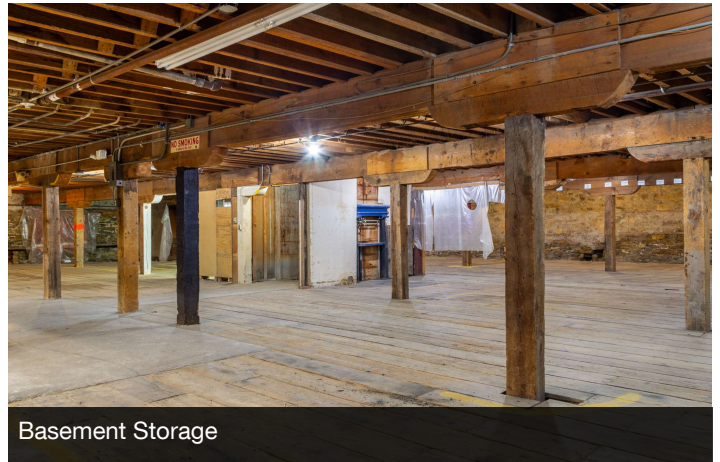
Warehouse



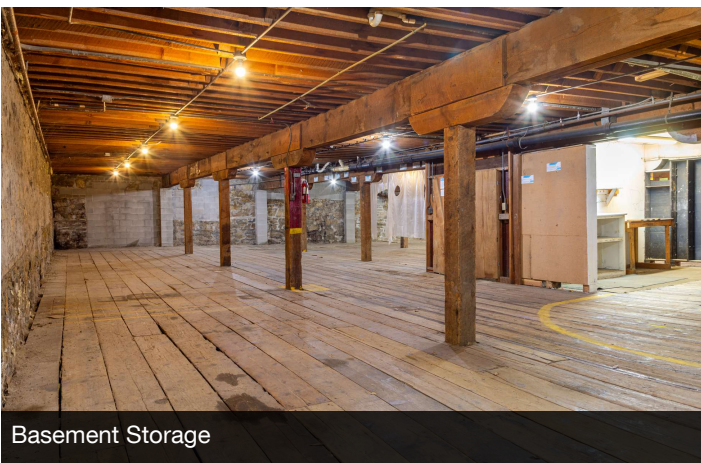
Warehouse



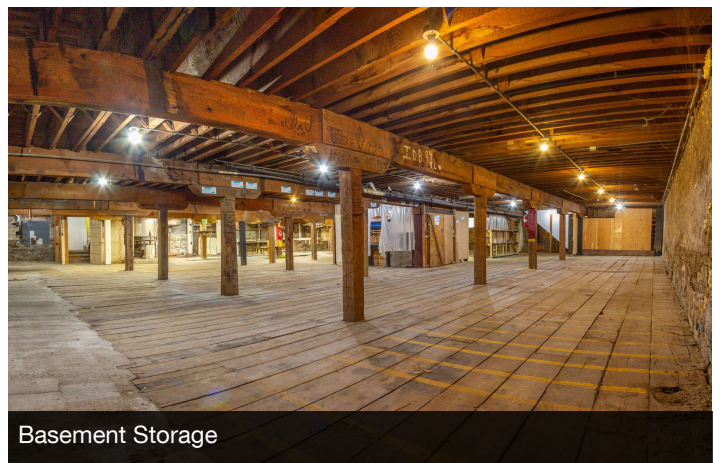
Mezzanine



Basement Storage



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EXTERIOR

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Front of Building



Site



Fenced yard

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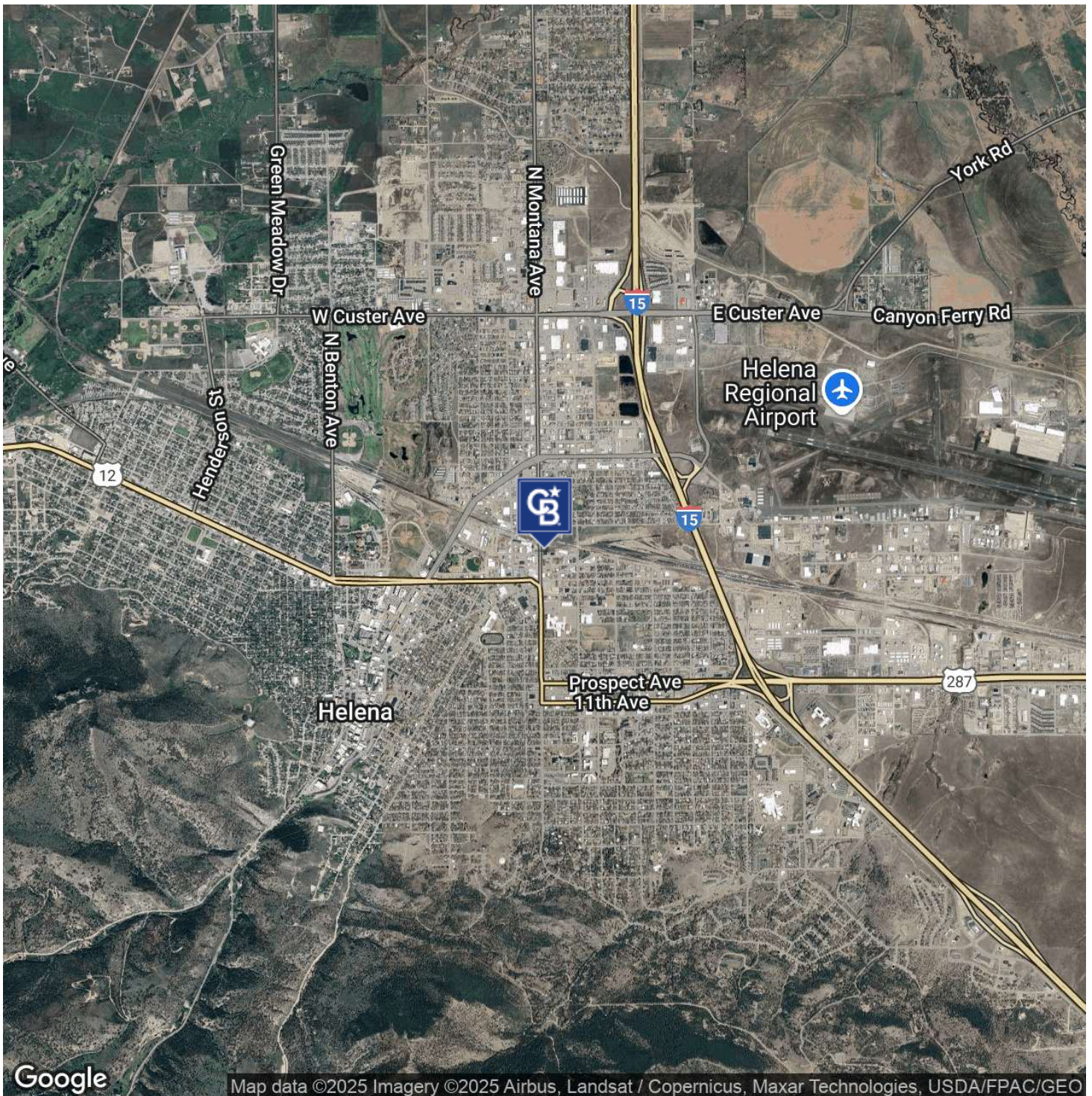


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LOCATION

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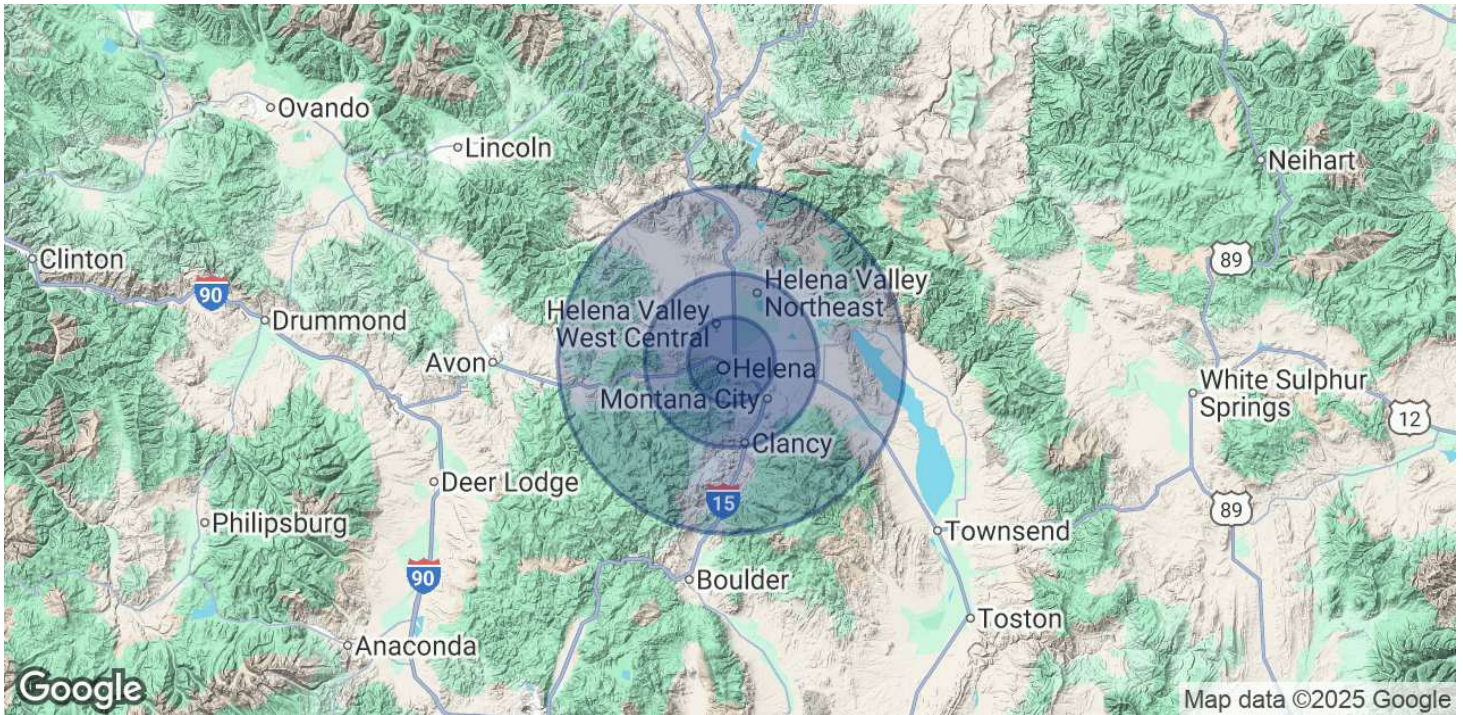


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DEMOGRAPHICS

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Helena, MT



POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	48,522	72,147	80,106
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	21,609	30,514	33,711
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$97,418	\$101,338	\$101,553
Average House Value	\$421,297	\$440,240	\$446,110

Demographics data derived from AlphaMap

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CONTACT US



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