



OFFERING MEMORANDUM

FOR LEASE

Industrial Office and Warehouse Space

1500 Blaine St Helena, MT

\$12 PSF

EVERROOT PARTNERS

Industrial | Industrial Outdoor Storage | Self-Storage

OM #26003

August 2026

PROPERTY SUMMARY

PROPERTY TYPE	STATUS
Industrial Office & Warehouse	For Lease
ADDRESS	BUILDING SIZE
1500 Blaine St Helena, MT	21,129 SF
LAND SIZE	LEASE RATE
2.75 AC	\$12 PSF
ANNUAL RENT	LEASE TYPE
\$253,548 / yr	NNN
LEASE TERM	RENT INCREASES
10 year - Preferable	3.5%
RENEWAL OPTIONS	TI ALLOWANCE
Two (5-yr) renewals	Negotiable
ZONING	TENANCY
Industrial	Single - Preferable
YEAR BUILT	DOCK DOORS
1992	11

INVESTMENT HIGHLIGHTS

EverRoot Partners is pleased to present an exceptional industrial office and warehouse leasing opportunity located at 1500 Blaine St in Helena, Montana. Built in 1992, this 21,129-square-foot facility sits on 2.75 acres of industrially zoned land, making it uniquely equipped for efficient distribution and storage operations. 6,778 sqft is dedicated office space and is two story with the remaining being warehouse space. The asset features 11 dock doors and one grade level roll up door to seamlessly support high-volume loading, with a property layout preferred for a single tenant.

Offered at \$12 PSF NNN, or an annual base rent of \$253,548, this property provides a clear path for long-term operational stability. Lease term and structure are negotiable. Additionally, a negotiable tenant improvement allowance is available to customize the industrial space to your exact operational requirements. TI, depending on the amount, could increase rental amount.

THE AREA

As the state capital, Helena serves as a resilient and economically sound hub for central Montana. Backed by a stable foundation of government enterprise, regional healthcare systems, and professional services, the local economy continues to experience steady population and employment growth. Helena's workforce is skilled and diverse, supporting expanding industries in light manufacturing, logistics, construction, and regional trade. This steady economic activity fuels a robust, highly active commercial market.

Helena offers exceptional connectivity across the intermountain West. Situated directly along the Interstate 15 corridor, the city acts as a vital trade route connecting Canadian commerce to major intermountain markets, while US Route 12 provides crucial east-west access across the state. Combined with regional air infrastructure, the area provides seamless freight and transit access for commercial operators.

This central geography makes the Helena submarket particularly compelling for industrial, office, and warehouse users. Businesses benefit from the city's strategic positioning between Montana's major urban centers, allowing efficient servicing of Billings, Bozeman, Great Falls, and Missoula. Steady demand for regional distribution, trade services, and operational staging drives a tight industrial landscape, positioning this submarket as an essential hub for tenants looking to establish or expand a footprint in Montana.

PROPERTY PHOTOS



EXTERIOR



EXTERIOR

PROPERTY PHOTOS



EXTERIOR



AERIALS

PROPERTY PHOTOS



INTERIOR



INTERIOR

PROPERTY PHOTOS



INTERIOR



INTERIOR

PROPERTY PHOTOS

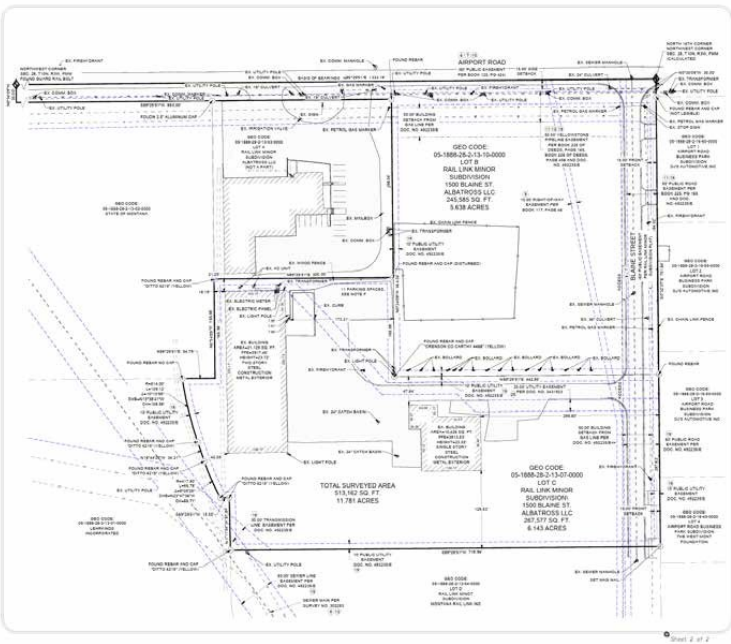


INTERIOR



MAPS

PROPERTY PHOTOS



PLANS

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EVERROOT PARTNERS

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