



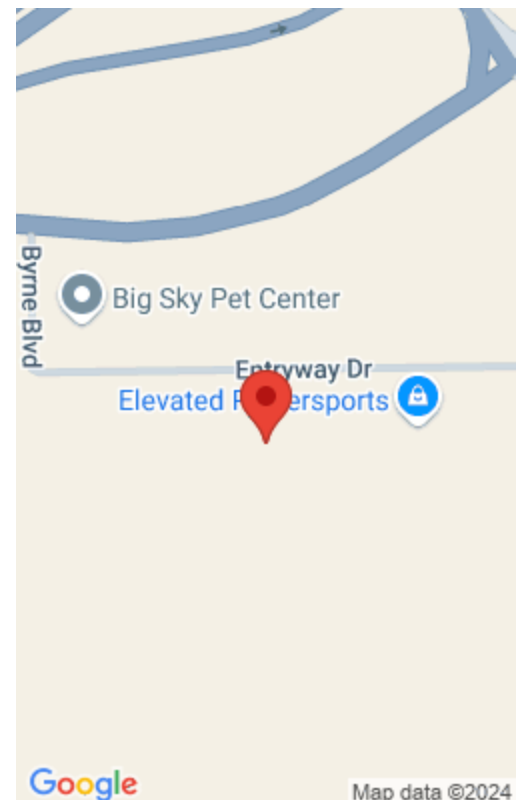
\$5,300,000

## 7510, ENTRYWAY, BILLINGS, MT, 59101

<https://billingsrealtybrokers.com>

Block 4, Lots 5-6 of RF Development Properties Sub Sale includes 2 parcels (C12879 and C12880) with 30,816 SF Pre-Engineered Steel building with small office, conference room & mezzanine on 1.55 Acres and 2,030 SF Quonset on 1.55 Acres. Five Overhead Doors (2) 12×12, (1) 18', (1) 12×16, (1) 12×8. Lots of power! 3 phase [...]

- Industrial
- Commercial
- Active
- 30816 sq ft



---

## Basics

**Category:** Commercial

**Status:** Active

**Area:** 30816 sq ft

**Zone:** Heavy Industrial

**Land Sq Ft:** 136778 sq ft

**Type:** Industrial

**Half baths:** 0 half baths

**Year built:** 2017, Established

**County Or Parish:** Yellowstone

**DOM:** 14

---

## Building Details

**Water:** Buyer To Verify,Well

**Number of Levels:** 1

**Roof:** Metal

**Building Type:** Industrial,Warehouse

**Exterior material:** Metal, Pre-Fabricated

---

## Amenities & Features

**Sewer:** Buyer To Verify,Septic Tank

**Parking Desc:** Blacktop,Dirt,Gravel

**Cooling:** Central,Exhaust Fan

**Heating:** Electric Radiant,Natural Gas

---

## Miscellaneous



**Restrictions:** See Deed

**Possession:** At Closing

**Road Frontage:** 465

**Showing Instructions:** Agent Must Accompany, Alarm, Appointment Needed, Call Agent, See Remarks, Twenty Four Hour

**Parcel Number:** C12879 & C12880

**Misc Equipment:** Grade Level, Restrooms, Security System, See Remarks

**Office Sq Ft:** 816 sq ft

**Virtual Tour Link:**

<https://www.propertypanorama.com/instaview/bmt/343486>

**Present Use:** Industrial, Warehouse

**Sales Includes:** Building, Land

**Subdivision:** Rf Development Properties

**Occupancy:** Vacant

**List Office Name:** Montana Listings

---

## Fees and Taxes

**Tot Taxes:** \$21,476

