



**OUTLAW**  
REALTY



**FRANK ROAD INDUSTRIAL | BOZEMAN VALLEY, MT**



18053

TENANT

## PROPERTY INFORMATION

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TOTAL ACREAGE  
21.36 ACRES

LOCATION  
Frank Road, Belgrade MT

PROPERTY USE  
Industrial

ZONING  
CURRENTLY ZONED AS M-1  
*Light Manufacturing District*

## THE OFFERING

Positioned in a prime logistics hub north of Bozeman, the Property is situated in Belgrade, Montana with close proximity to I-90 and the Bozeman Yellowstone International Airport. The site is able to accommodate tenants from 25,000 sqft to 300,000 sqft.

Strategically located adjacent to Montana's busiest airport, this Property offers an ideal logistics point for an industrial tenant within its distribution network. The development of this facility is driven by the need to accommodate the rapid population growth in the region, with Bozeman's population having surged by nearly 20 percent in the past five years.





## PROPERTY OVERVIEW:

The industrial distribution facility on Frank Road in Belgrade, MT nestled in the Bozeman Valley, presents a promising option for businesses. This region is known for its rapid growth and the property's strategic location within the Bozeman, Belgrade, and Big Sky communities only enhances its desirability. Benefiting from a strategic position, the property offers excellent accessibility to Bozeman's primary highways and transportation routes, including Highway 191 and Interstate 90. Moreover, it is conveniently located just 2 miles away from the Bozeman Yellowstone International Airport. The surrounding area features a mix of commercial and light industrial properties, with the notable inclusion of a nearby FedEx facility, signifying the area's continual growth and potential for expanding industrial operations. Near the Property is a premier mixed-use development that is underway. WEST POST is a 253-acre community which will feature grocery stores, restaurants, office space, housing, parks, and trail systems.



**124,974**  
METRO  
POPULATION

**107K+**  
AVG. HH  
INCOME

**35.0**  
MEDIAN  
AGE

## POPULATION GROWTH:

Gallatin Valley's population has increased by nearly 20 percent in the past 5 years, with population projections suggesting a continued increase of another 8% by 2027. Increased numbers of college students attending school at MSU for in-demand engineering and tech degrees, along with the substantial growth in tech companies migrating to the area, have contributed significantly to this robust population boom. Currently, over 16,900 students attend MSU.

**GALLATIN VALLEY'S  
POPULATION HAS GROWN BY  
20% IN THE PAST 5 YEARS**

## NEARBY INDUSTRIAL TENANTS:

- Arlin's Aircraft
- Big Sky Insulations Inc
- Blanton
- Bridger Aerospace
- Case Quality Materials
- Central Copters
- Concrete Materials Of Montana
- Core & Main Suppliers
- Darigold Belgrade
- Dynojet Research Inc
- Emmer Brothers
- FedEx
- Floyd's
- Freds
- Frontline Ag
- Grizzly Logistics
- H&E Equipment
- H&H
- Hogan Crane & Transport
- Knife River Sand & Gravel
- McWilliams Construction
- MCM Truck Repair
- Montana Linen Supply
- Mclees Incorporated
- North Park Transportation
- Northwest Pipe
- Pacific Steel
- Performance Forklift
- Powder Coating Of Montana
- Rainbow
- R&S Supply
- Ridgeline Aviation
- Rocky Mountain Rotors
- Torgersons
- Tri-State
- UPS
- Vertex Tower Solutions
- Warren Transport
- Yellowstone Pavement
- & More



SCAN HERE FOR THE AN INTERACTIVE LOCATION MAP



**BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT**  
 ± 2 Miles from Subject Property  
 Annual Flights: 105,298  
 Montana's Busiest Airport

**FRANK ROAD**

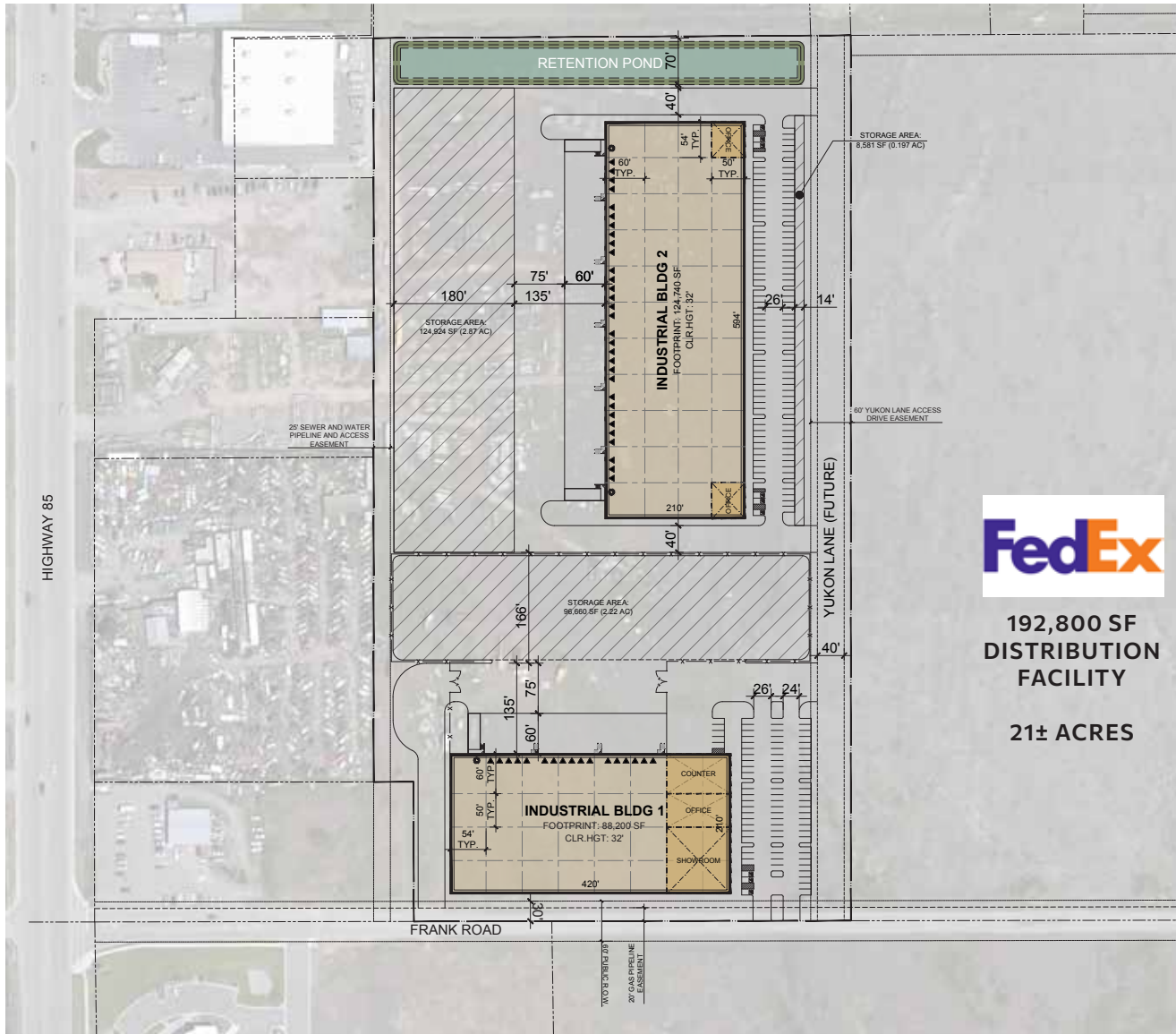
**192,800 SF DISTRIBUTION FACILITY | 21± ACRES**

**BIG SKY, MT**  
 ± 44 Miles South from Property

**BOZEMAN, MT**  
 ± 10 Miles SE from Property



# CONCEPT ONE | 212,940 TOTAL SF



## Building 1 - 88,200 Sf

- Dock High Doors - 24
- Clear Height - 32'
- Grade Level Doors - 2
- Auto-Parking - 80 stalls
- Lay Down Area - 2.32 acres

## Building 2 - 124,740 Sf

- Dock High Doors - 31
- Clear Height - 32'
- Grade Level Doors - 2
- Auto-parking - 118 stalls
- Lay Down Area - 2.87 acres

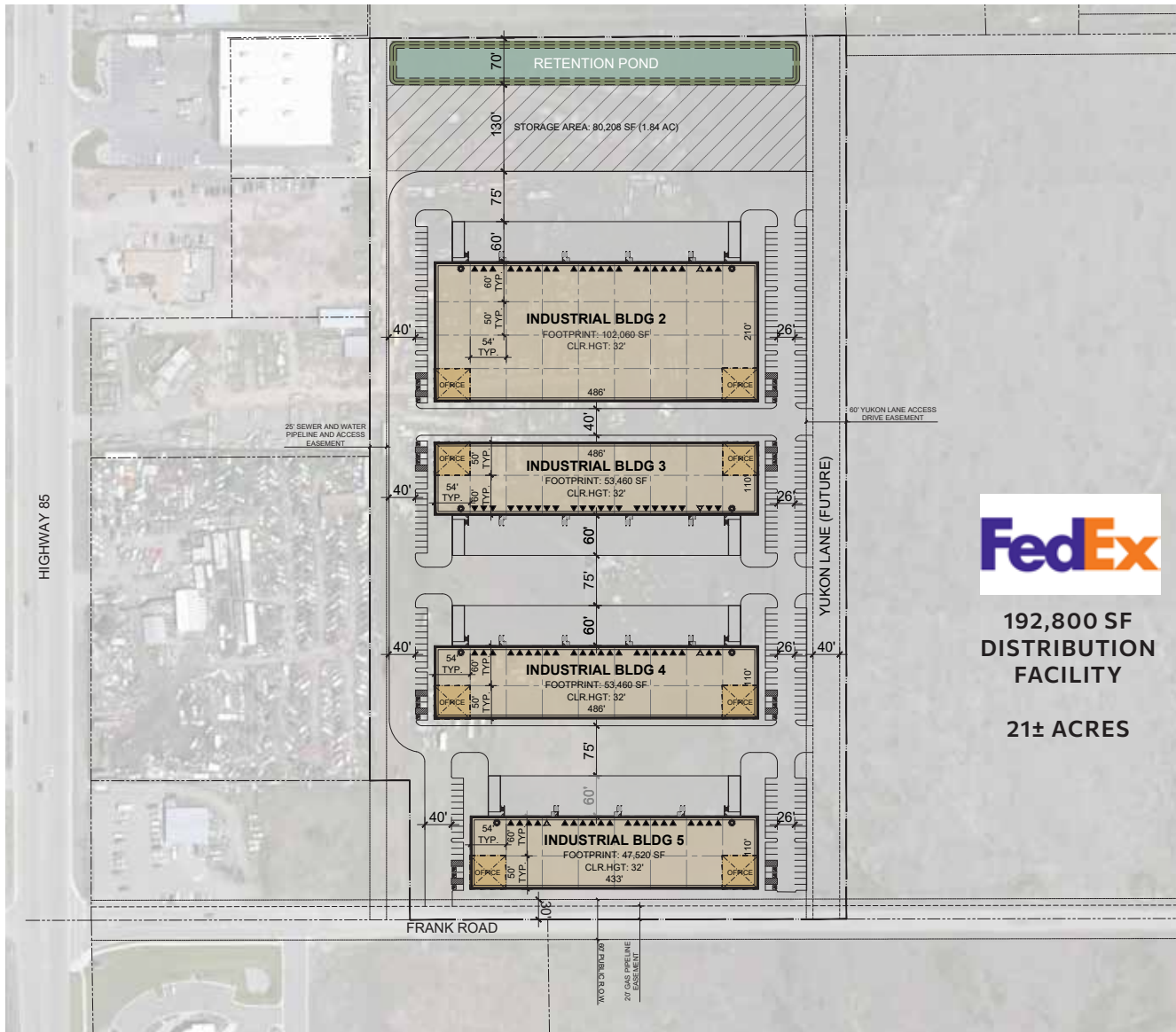


192,800 SF  
DISTRIBUTION  
FACILITY

21± ACRES

*All buildings are 54' x 50' with a 60' speed bay*

# CONCEPT TWO | 256,230 TOTAL SF



**192,800 SF  
DISTRIBUTION  
FACILITY**

**21± ACRES**

## Building 1 - 102,060 SF

Dock High Doors - 24  
Clear Height - 32'  
Grade Level Doors - 2  
Auto-Parking - 80 stalls

## Building 2 - 53,460 SF

Dock High doors - 24  
Clear Height - 32'  
Grade Level Doors - 2  
Auto-Parking - 50 stalls

## Building 3 - 53,460 SF

Dock High doors - 24  
Clear Height - 32'  
Grade Level Doors - 2  
Auto-Parking - 50 stalls

## Building 4 - 47,250 SF

Dock High doors - 24  
Clear Height - 32'  
Grade Level Doors - 2  
Auto-Parking - 50 stalls

**Total Lay Down Area - 1.84 acres**

*All buildings are 54' x 50' with a 60' speed bay*







**BELGRADE**

**FRANK ROAD INDUSTRIAL**

**BOZEMAN, MT**  
± 10 Miles SE  
from Property

**BIG SKY, MT**  
± 44 Miles South  
from Property

**FOUR CORNERS**

**BOZEMAN**

Bozeman  
Yellowstone  
International  
Airport

Wisner  
Crossing

Camona TOOHEY RD

Lux

Story

Kerns

Bisel

Catron

West  
Gallatin

Greenwood

MSU Experimental  
Station

DURSTON RD

3RD AVE

E BASELINE RD

State Trust

RIVER RD

Cottonwood Hills  
Golf Course

101

191

GOOCH HILL RD

LOVE LN

E BAXTER LN

E BAXTER LN

235

235

235

235

205

205

205

85

85

85

85

85

90

90

90

90

90

90

205

86

## THE FRANK ROAD TEAM

### OUTLAW REAL ESTATE PARTNERS:

Outlaw Real Estate Partners is a real estate investment, development, and services company founded to thoughtfully create special places to accommodate the exceptional growth occurring in the Rocky Mountains. Leveraging key relationships with local environmental non-profits like Montana Land Reliance and the Gallatin River Task Force, our purpose is to develop sustainable and responsible growth that benefits places like Bozeman and the greater Gallatin Valley for generations to come. Combined with its extended family of companies, Outlaw Realty and Outlaw Partners Marketing, Media and Events, Outlaw Real Estate Partners has a keen ability to execute across the spectrum of investment and development.

### STREAM REALTY:

Stream is a fully integrated commercial real estate firm with 16 offices across the country. Stream's services include leasing, property management, development, investment management, construction management, and investment sales. Providing end-to-end, full-service commercial real estate services for owners, investors, and tenants, Stream's successful history of developing, buying, and selling real estate across all product types provides our clients and experts powerful advantages by applying an owner's lens and unique perspectives to achieve extraordinary outcomes.

Since inception, Stream has invested in over 175 projects worth an excess of \$8.6bn across the office, industrial, retail, and data center sectors. Stream has successfully completed over 24mm square feet of developments, including over 19mm square feet of industrial developments.

### FOR PROJECT INQUIRIES CONTACT:

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**OUTLAW**  
REAL ESTATE PARTNERS

The logo for Stream Realty consists of a thick, dark blue wavy line above the word "STREAM" in a bold, blue, sans-serif font.

**STREAM**

# STREAM CASE STUDIES

## Alder Industrial

**Location:** Fontana, California  
**Property Type:** Industrial  
**Rentable Square Feet (RSF):** 174,780  
**Date Acquired:** 04/29/2019



### Strategy

Speculative Class A industrial development located in one of the most sought-after industrial markets in the United States, the Inland Empire.

### Status

The building was fully leased at delivery and sold in April 2022.



## Benchmark Industrial

**Location:** Houston, Texas  
**Property Type:** Industrial  
**Rentable Square Feet (RSF):** 157,887  
**Date Acquired:** 02/01/2019

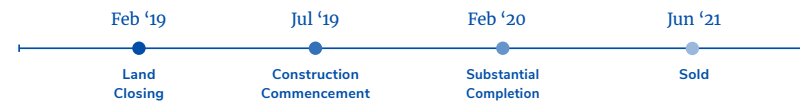


### Strategy

Speculative Class A development with access to Houston's major thoroughfares, as well as proximity to the North submarket's large and diverse tenant base.

### Status

Full building lease with national credit tenant executed. Stream received unsolicited offer and sold building in June 2021 to an institutional buyer.



# STREAM CASE STUDIES

## Midway Logistics

**Location:** East Fort Worth, Texas  
**Property Type:** Industrial  
**Rentable Square Feet (RSF):** 491,218  
**Date Acquired:** 07/30/20



### Strategy

Off-market acquisition of land six miles East of Downtown Fort Worth in the middle of strong labor demographics and a diverse corporate tenant base.

### Status

Delivered in October 2021. 100% leased as of August 2022.



## Empire West

**Location:** Houston, Texas  
**Property Type:** Industrial  
**Rentable Square Feet (RSF):** 3,355,371  
**Date Acquired:** 11/20/2019

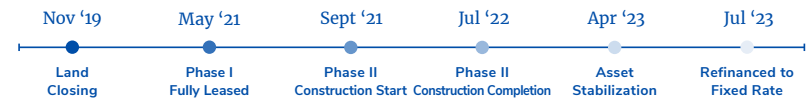


### Strategy

Approximately 300-acre Class A industrial development with 5,000 feet of Interstate 10 frontage in one of the fastest growing submarkets in Houston.

### Status

All three buildings in Phase I have been sold or fully leased. Phase II is delivered and is 99% leased.





# OUTLAW REALTY

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# STREAM

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SCAN FOR MORE INFORMATION