

\$14 - 1639 Montana Highway 35, Kalispell

MLS® #30049381

\$14

Bedroom, 3.00 Bathroom, 9,756 sqft
Commercial Lease on 1.67 Acres

N/A, Kalispell, MT

Great light industrial building for lease!!
Located on Montana Highway 35 in Kalispell, this light industrial pre-engineered metal building is available for lease. Totalling 9,756 +/- square feet, the building is demised as follows: (a) 3,000 +/- square feet of office, (b) 6,000 +/- heated and cooled warehouse, and (c) 756 +/- square feet of non-conditioned storage. With ample office and warehouse space with great clear span storage and/or manufacturing potential all located within the Evergreen B-2 Evergreen Enterprise Overlay zoning district. 9,756 +/- square feet of building with 3,000 +/- square feet of office, 6,000 +/- square feet of air-conditioned and heated warehouse and 756 +/- square feet of non-conditioned storage space. The office has a reception area, a conference room, a breakroom, nine (9) private offices, three (3) cubicle office areas, three (3) storage areas, and two (2) ADA restrooms. The warehouse has a shop office, a shop breakroom and a shop restroom. The 6,000 +/- square foot conditioned warehouse is clear span and has two (2) 12' x 12' roll-up overhead doors (with mechanical openers), two (2) exterior access doors and is fully insulated with R19 walls and R38 ceilings. The 756 square foot non-conditioned storage has one (1) 10' x 8' roll-up overhead door (with mechanical opener), one (1) interior access door to warehouse and is not insulated.

Total land area of approximately 1.67 +/-



acres. There are two (2) fenced yard areas. The first fenced area is attached to and directly adjacent to the building. The second fenced area is across an alley way. The total fenced area is approximately 21,400 +/- square feet. Unfenced yard area is approximately 14,500 +/- square feet. Twelve (12) dedicated parking spaces in front of the building with significant extra outdoor parking and storage areas in the fenced yards on the property. Two (2) separate power services to the building: one (1) 240 volt, three phase, 200 AMP service and one (1) 240 volt, single phase, 400 AMP service. 6" thick concrete slab floor in the warehouse.

NNNs include: Building + Flood Insurance, Property Taxes, City Water + Sanitary Sewer, Irrigation Water, Snow Removal + Lawn Care, General HVAC Maintenance, Property Management Fees, Annual Repair + Maintenance Allowance. Tenant responsibilities are: Electricity, Telcom / Internet Services + Inside Wiring Expenses, Natural Gas, In-suite janitorial, Solid waste removal, Non-capital repairs inside the suite, Expenses related to repair or replacement of suite mechanical, electrical or plumbing systems, Standard commercial general liability policy + renter's insurance, Tenant Improvements (Landlord will consider a TI allowance), Design, approval & installation of building + monument sign signage*

Built in 1982

Essential Information

MLS® #	30049381
Price	\$14
Bathrooms	3.00
Half Baths	3
Square Footage	9,756

Acres	1.67
Year Built	1982
Type	Commercial Lease
Sub-Type	Building/Land
Status	Active

Community Information

Address	1639 Montana Highway 35
Subdivision	N/A
City	Kalispell
County	Flathead
State	MT
Zip Code	59901

Amenities

Utilities	Fiber Optic Available
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Additional Information

Date Listed	May 9th, 2025
Days on Market	161