

\$13 - 3860 Helberg Drive, Helena

MLS® #30049937

\$13

Bedroom, 7.00 Bathroom, 22,920 sqft
Commercial Lease on 10.01 Acres

Pate Minor, Helena, MT

3860 Helberg is a 22,920 SF shop on 10 acres. The building was originally constructed in 1997 as a 220' x 100' steel horse arena and later built out in 2007 with wood-framed walls for industrial retail use. The space includes approximately 16,600 square feet of shop area and 6,320 square feet of office space. The shop offers excellent features such as floor drains, a 16' to 28' ceiling, 6 overhead doors, a paint booth, wash bay, compressed air system, and much more. The office area is in great condition, featuring 9' ceilings and a well-designed layout with reception, a conference room, multiple private offices, open workspaces, a locker room, and additional rooms. The exterior has a nicely landscaped lawn, a recently asphalted parking lot, and an approximately 5.5-acre wareyard with an 8' security fence. Located just northeast of the city limits, the property is accessed from York Road and Canyon Ferry Road - only 5 minutes to I-15 and 7 minutes to US-12. SHOP DESCRIPTION

- Red iron steel construction with clear-span gable roof design, featuring 16' sidewalls rising to a 28' peak.

- Floor drain spanning the width of the shop. There is also a wash bay with a floor drain and sump pump system.

- Copper hard-piped compressed air system with quick-connect drops throughout the shop.

- Gas-fired infrared radiant tube heating.

Energy efficient, very comfortable, quiet, and low maintenance.



- Oil draining vacuum system.
- Bright LED lights.
- 2-ton jib crane.

UTILITIES DESCRIPTION

The property is serviced with gas and electricity from NorthWestern Energy. The building has 480Y/277V 3-phase service, also with an internal transformer stepping down to 208Y/120V 3-phase power for office and equipment use. Being outside city limits, the property has a well and septic system.

EXTERIOR DESCRIPTION

- Asphalt parking lot with 24 spaces.
- Lawn with sprinkler system.
- Fencing around the perimeter, including a front access gate. -Metal siding and roof.
- The site is completely level with good access and low traffic on a side street, Helberg Drive. This location gives great exposure to a secondary highway of approximately 5,361 VPD in 2023 and 6,800 VPD in 2022.
- The area has minimal neighbors and is mostly surrounded by ag uses.

OFFICE DESCRIPTION

- Two reception desks with additional room for waiting or showroom.
- Conference room with mountain views.
- Multiple private offices.
- Built in workstations for a dozen employees.
- Two kitchens. Full locker room.
- Several bathrooms.
- Print area.

Built in 1997

Essential Information

MLS® #	30049937
Price	\$13
Bathrooms	7.00

Full Baths	2
Half Baths	5
Square Footage	22,920
Acres	10.01
Year Built	1997
Type	Commercial Lease
Sub-Type	Warehouse
Status	Active

Community Information

Address	3860 Helberg Drive
Subdivision	Pate Minor
City	Helena
County	Lewis and Clark
State	MT
Zip Code	59602

Amenities

Parking	Additional Parking, Gated
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Interior

Heating	Baseboard, Electric, Forced Air, Gas, Radiant
Cooling	Central Air

Exterior

Lot Description	453' x 972
Construction	Metal Siding

Additional Information

Date Listed	May 16th, 2025
Days on Market	133
Zoning	See Remarks