

\$5,495,000 - 34 Industry Loop, East Helena

MLS® #30050660

\$5,495,000

Bedroom, Bathroom, 28,256 sqft
Commercial Sale on 3.16 Acres

N/A, East Helena, MT

Prime commercial investment property opportunity. Here is your chance to purchase over 3 acres in by East Helena in Jefferson County with over 28,000 sq ft of exceptional shop space broke out into six different rental spaces. There is one building with 12000 sq ft and two buildings with 2816 sq ft each that are currently occupied by tenants. The other 60x160 building is currently being finished into two 40x60 spaces with 2656 sq ft and one 80x60 space with 5312 sq ft and a letter of intent to rent the 80x60 once finished. All metal buildings with minimal maintenance, spray foam insulation, 12x14ft doors, private offices and bathrooms, fiber optic internet and paved parking.

Built in 2022

Essential Information

MLS® #	30050660
Price	\$5,495,000
Square Footage	28,256
Acres	3.16
Year Built	2022
Type	Commercial Sale
Sub-Type	Warehouse
Status	Active

Community Information

Address 34 Industry Loop



Subdivision	N/A
City	East Helena
County	Jefferson
State	MT
Zip Code	59635

Amenities

Utilities	Natural Gas Connected, Separate Meters
View	Meadow, Mountain(s), Valley

Interior

Interior	Concrete
Basement	None

Exterior

Exterior Features	Storage
Roof	Metal
Construction	Foam Insulation, Metal Siding
Foundation	Poured, Slab

Additional Information

Date Listed	May 29th, 2025
Days on Market	54