

ENDSTATE
COMMERCIAL PARTNERS

Industrial Warehouse with Living Quarters

Bozeman, Montana

±13,000 SF

±2.4 Acres

Ryan Springer, CCIM

406.579.5586

Casey Rose

406.414.7507

Dylan Harrington

406.624.7212



PROPERTY OVERVIEW

Address:

7795 Thorpe Rd, Bozeman, MT

List Price

\$3,499,000

Property Type:

Industrial

Positioned between Belgrade and Four Corners with convenient access to Interstate 90, this ±13,000 SF un-zoned industrial facility offers flexible operational potential with no covenants, and features a nicely finished on-site apartment.

The warehouse is fully built out and currently operating as a cannabis cultivation facility, allowing a user to begin operations with minimal additional improvements. The building features four 14-foot overhead roll-up doors, ample power capacity, and a functional layout designed to support production efficiency.

This property also includes a well-appointed living quarters complete with a private bedroom, full kitchen, full bathroom, and private balcony ideal for an on-site manager or owner-user seeking a live/work configuration.

While currently configured for cannabis cultivation, the property is equally well-suited for light manufacturing, specialty production, flex industrial use, or other owner-user applications seeking adaptable industrial space in a highly accessible Gallatin Valley corridor.



Photos - Industrial Space



Photos - Apartment

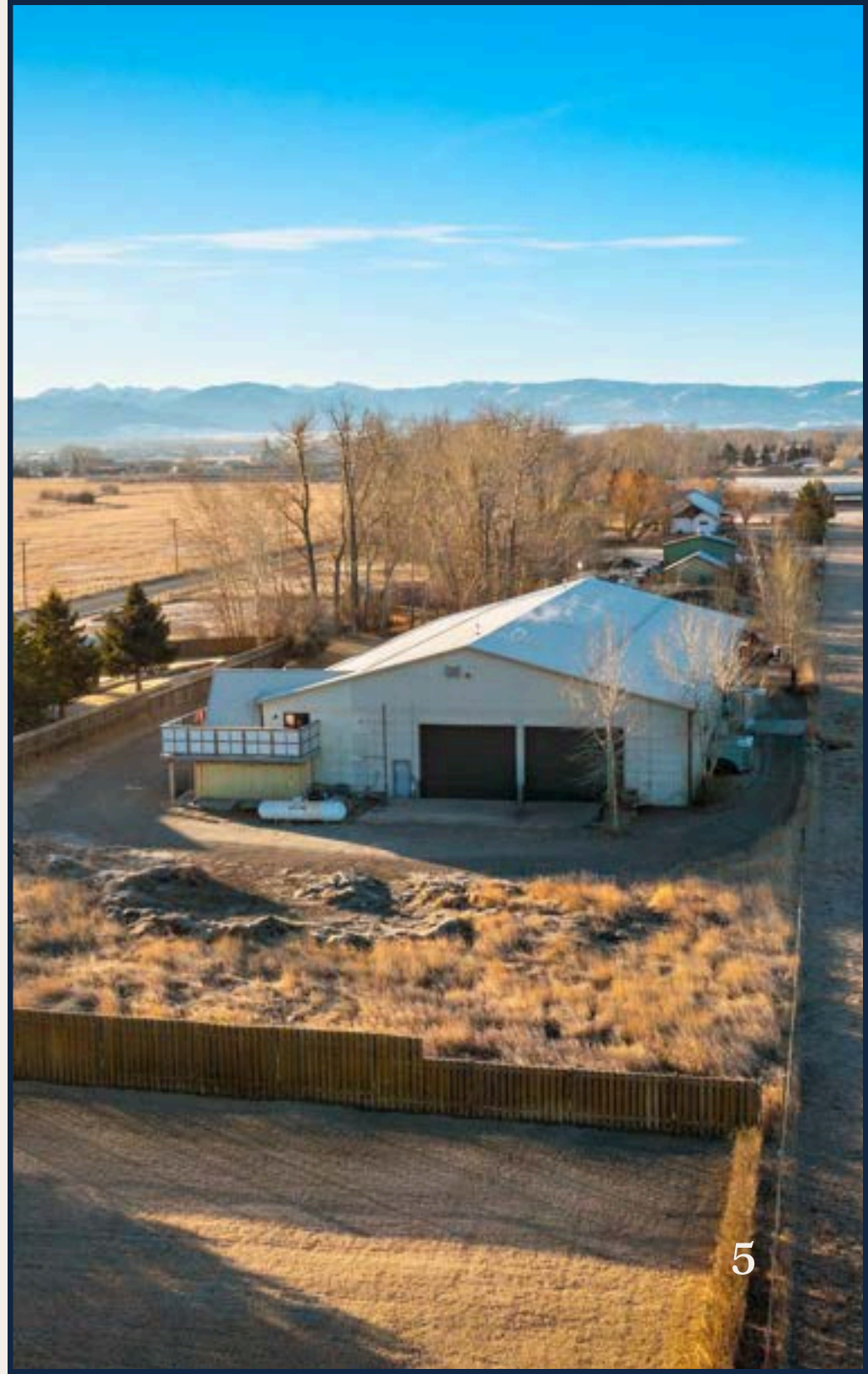


INTERACTIVE LINKS

[Street View](#)



If the video or virtual tour does not load, your PDF viewer may require an update. You can also access the media directly by using the links provided to the left to open them in your browser.



PROPERTY DETAILS

7795 Thorpe Rd Bozeman, MT 59718

Property Type	Industrial
Total Square Feet	±13,000 SF
Total Acreage	±2.4 Acres
Services	Private well and Septic; 1,200 Amp Three-Phase Power
Access	Jackrabbit Ln to W Cameron Bridge Rd, to Thorpe Rd
Zoning	Unzoned
Geocode	06-0903-22-1-01-11-0000
Property Taxes	\$8,872 (2025)
Parking	Ample Gravel Parking
Year Built Renovated (Apartment)	2007 2020



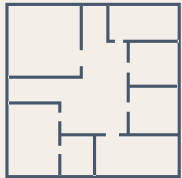
Location

- ±2.8 miles, ±6 mins from I-90 Interchange
- ±15.6 miles, ±21 mins from downtown Bozeman



Power

- Ample Power Capacity - Three-phase
- Two (2) new step down transformers (2020 & 2023)



Layout

- ±11,000 SF of warehouse/shop
- ±1,000 SF Apartment (renovated in 2020)
- ±1,000 SF staff breakroom/kitchen



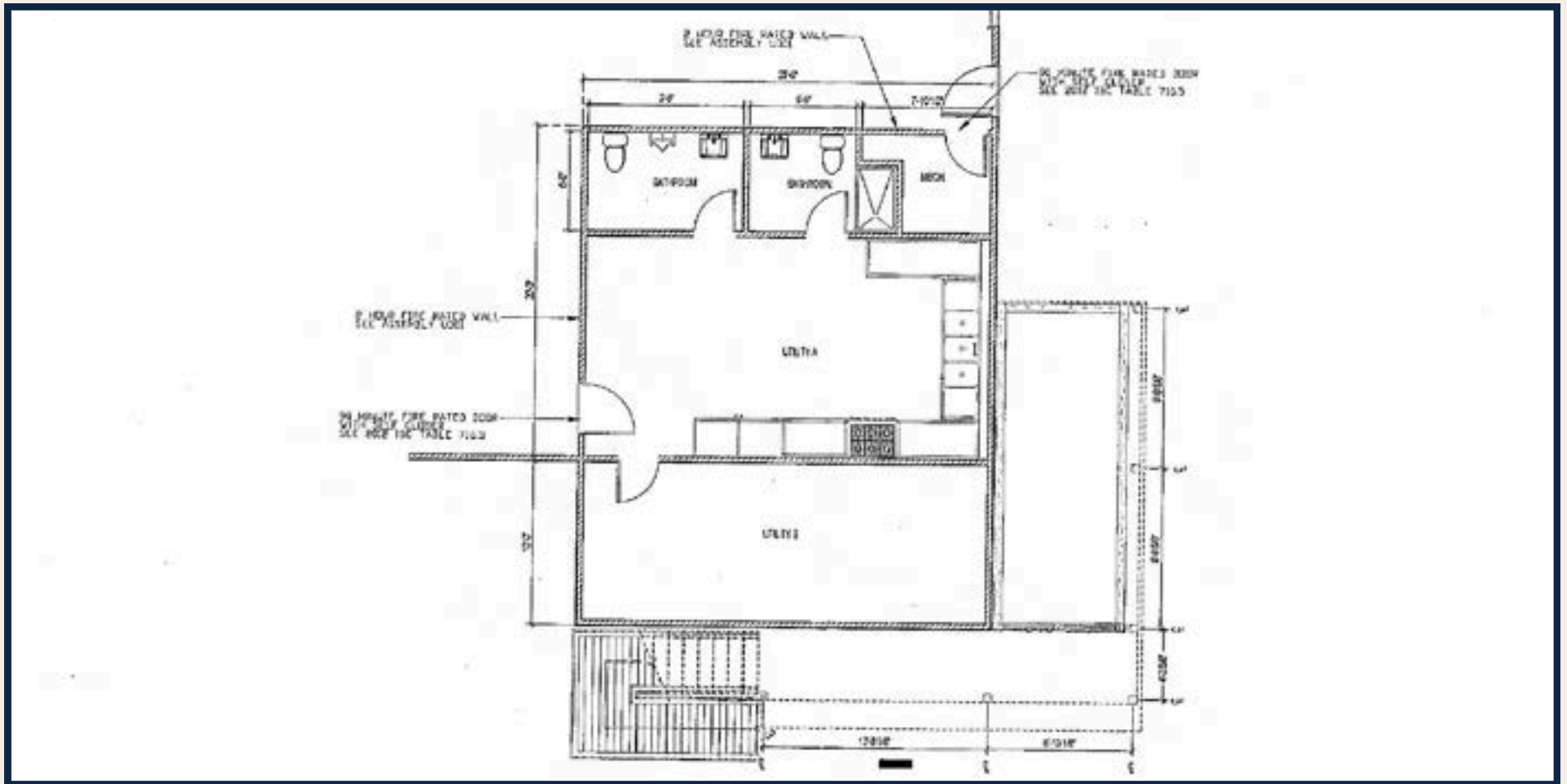
Zoning

- Un-zoned with no covenants
- Flexible for a wide range of operational, manufacturing, storage, or production uses

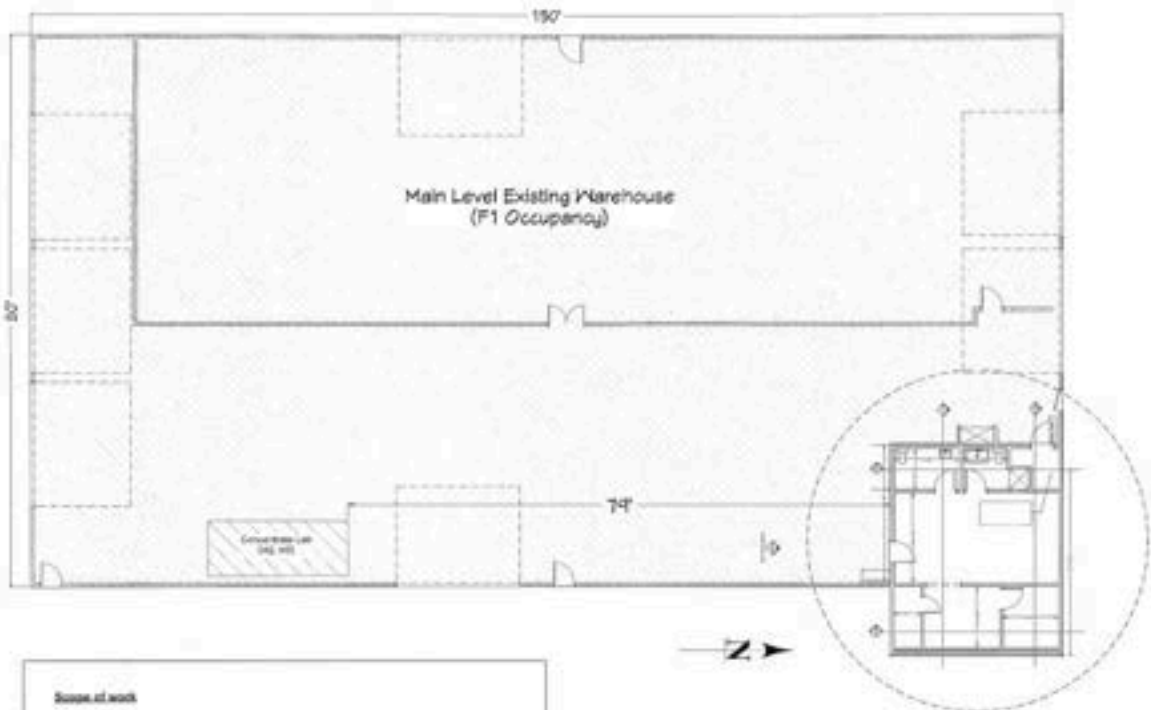


Live/Work

- Second-level residential unit featuring private bedroom, full kitchen, bathroom, washer/dryer hookups and balcony



First Floor - Break Room/Kitchen



Existing



Existing



Scale 3/32" = 1'

Scope of work

This is 100 to 1000 gpm (warehouse F-1 occupancy) with a 20 by 24 10' x 10' structure on all the North and South ends of the building. There is also a 6 by 20 6' x 20' structure on the North end of the building. The location of the 1000 gpm tank is in the F-1 occupancy. The structure will be located within a metal shipping container.

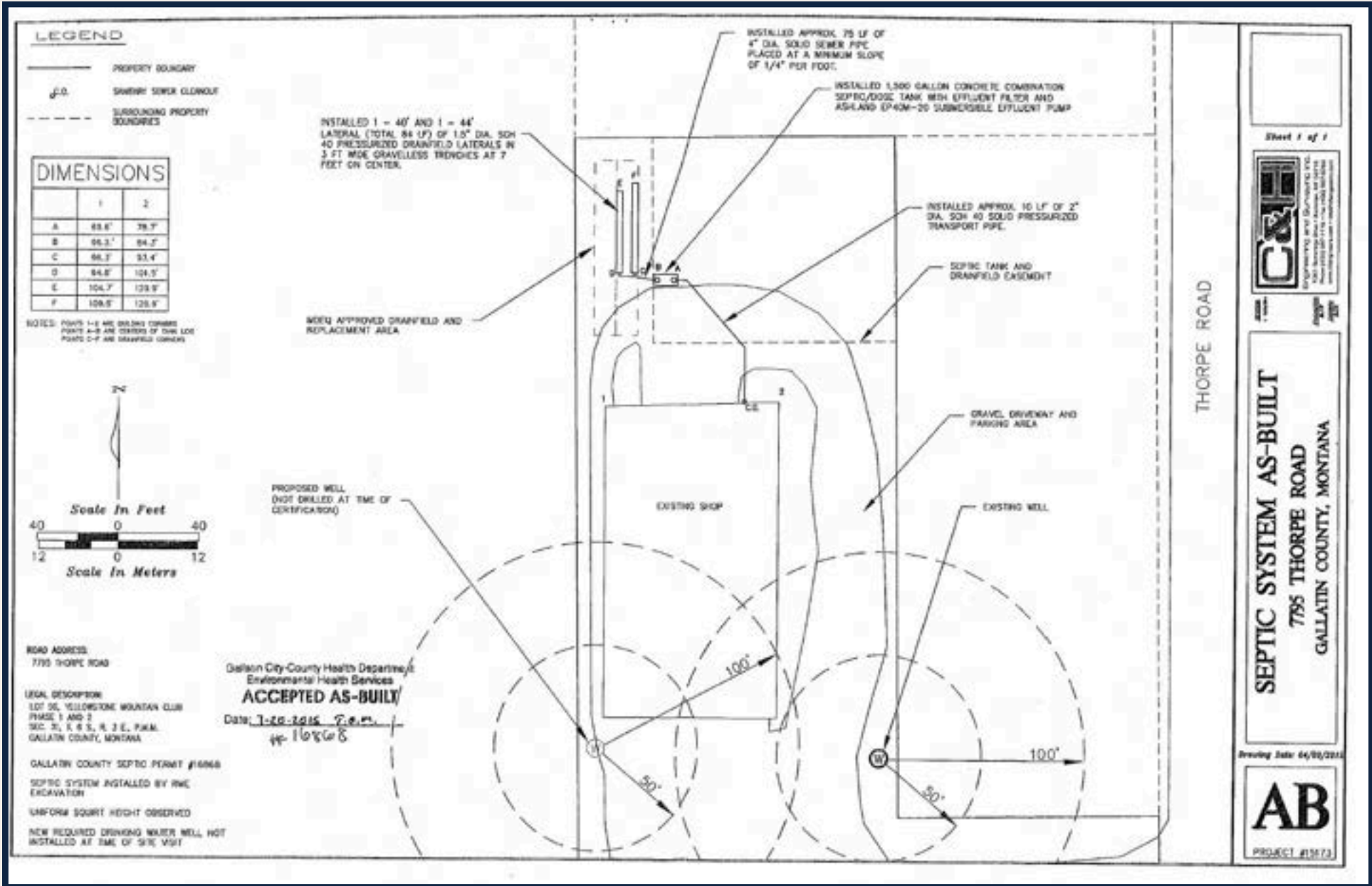
Minimum of the water tank of 1000 gallons. The F-1 facility is less than 10,000 square ft. and does not have to be approved. Within the F-1 facility, fire extinguishers, CO2, and fire alarm are a concern. Table 903.4 of the 2012 IBC requires that an F-1 and an F-2 require a 2 hour fire separation. This is addressed in the wall and ceiling construction of the above and below the office, as is the type of fire separation. Both areas describe with 1000 minimum should be provided in the 1st and 2nd floors of the 1000 structure.

The mechanical and electrical systems are isolated from the F-1 facility and the water tank will have a separate protection installed to isolate the system from the greater amount of protection available in the F-1 facility. It is recommended that a positive air pressure (maintained) in the F-1 facility to further isolate the occupants from possible airborne environmental concerns. If a small environmental fan was installed on the northern wall of the tank at 60 - 100 cfm that was supplied with outside air would be a positive air change between 2.0 hours and 1.0 hour.

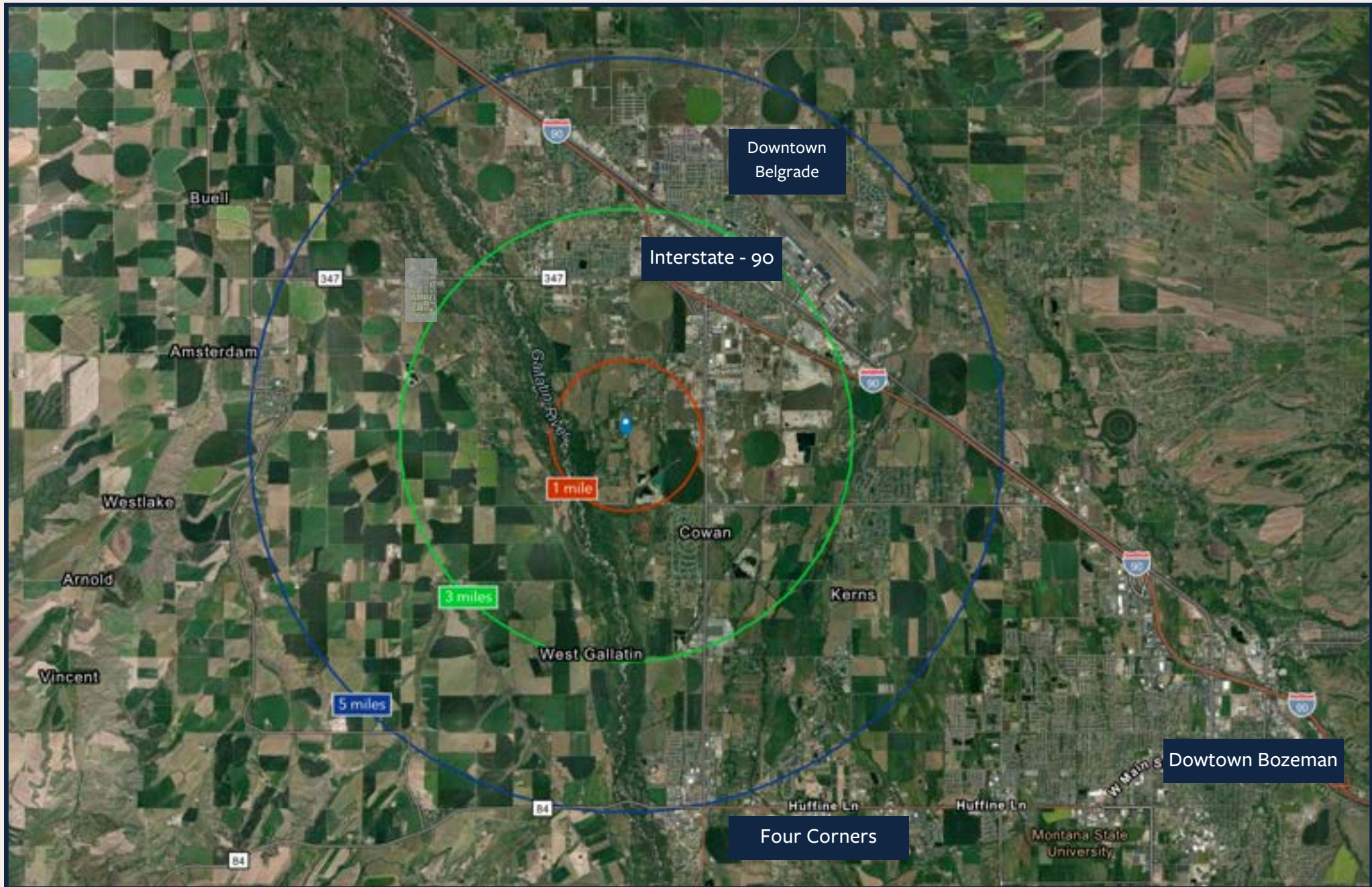
Supporting documentation:

1. Overview - Materials, Fire Risk and the building code
2. Occupancy classification - group F and F section 903 and 904
3. Table 903.4 required separation of occupancies
4. Section 7 fire wall requirements
5. Section 7 fire wall ceiling requirements
6. Requirements for minimum occupancy (F-1 and F-2) for use in mechanical room and roof loading of 70'
7. Table 710.3 opening fire protection assemblies (150 doors)

Septic System As-Built



Radius Map



Area Zoning







MEET THE TEAM



RYAN SPRINGER, CCIM

Ryan Springer brings a disciplined background from his years in the Marines and subsequent supply chain management roles across the Pacific Northwest. Returning to his hometown of Bozeman, he has been managing commercial real estate transactions since 2007, applying his operational expertise and market insight to support clients across a range of asset types.

rspringer@endstatecommercial.com | 406.579.5586



CASEY ROSE, CCIM

Once a team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist, Casey Rose brings a well-rounded skill set and a strong background in multifamily investment. He applies that same drive and discipline to his work with Endstate Commercial, supporting clients with clear insight and steady execution.

crose@endstatecommercial.com | 406.414.7507



DYLAN HARRINGTON

Dylan brings a technical lens to every commercial property he tours, focusing on the systems and structure that define how a space truly performs. His depth of knowledge adds meaningful value to every Endstate Commercial project, ensuring clients receive clear, informed guidance.

dharrington@endstatecommercial.com | 406.624.9212

CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum is provided by Endstate Commercial (“Endstate”) solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This CONFIDENTIAL OFFERING MEMORANDUM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Endstate. This CONFIDENTIAL OFFERING MEMORANDUM does not constitute or pertain to an offer of a security or an offer of any investment contract. This CONFIDENTIAL OFFERING MEMORANDUM contains descriptive materials, financial information and other data compiled by Endstate for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Endstate has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Endstate.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CONFIDENTIAL OFFERING MEMORANDUM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Endstate relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Endstate, all or any part of this CONFIDENTIAL OFFERING MEMORANDUM or the Information; (3) upon request by Endstate at any time, you will return and/or certify your complete destruction of all copies of this CONFIDENTIAL OFFERING MEMORANDUM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Endstate and the seller of the property, and all of their respective affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CONFIDENTIAL OFFERING MEMORANDUM and/or any other Information concerning the Property; (5) you will not provide this CONFIDENTIAL OFFERING MEMORANDUM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Endstate shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.