

## WAREHOUSE SPACE FOR LEASE - PROPERTY PROFILE

**ADDRESS:** 2630 Euclid Ave  
Helena, MT 59601

**Contact Info:** Mike Casey  
(406) 439-3744

MIs# 279732

Ownership: J and R Corp

Parcel ID # 05-1887-23-2-01-35-0000

Legal: S23 T10N R04N 41 818/sf

Building Size: 40x63

Year Built: 1970

Total Floors: 1

Available Space: 2520 sq ft

Quoted Rent: \$1,000 monthly plus utilities

Utilities: well & septic, gas heat, electricity

Lease: Negotiable. Prefer 3-5 yrs. Submit all letters of intent.

Parking: on site- off street parking with adjacent ware yard

Access: Hwy 12 west at Granite Rd & Broadwater Ave.

Ceiling Height: 14 ft

Amenities: full time on-sight resident manager. Adjacent outdoor billboard for lease to promote the leased premises. 1 month free.

Showing Instructions/Key Location: vacant- show anytime. Lock box on the ware yard fence to the left.



**1 Month Free Tenant Advertisement**

### Documents on File & Comments

- Floor Plan
- Site Plan- Building Plans
- Draft Lease
- Submit all offers in non-binding letter of intent format
- All offers considered
- Submit all offers, terms negotiable