

KAIROS DEVELOPMENT CORPORATION

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Billings, MT 59103

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Facility/Site Requirements

Site acreage: 12
Facility square footage: 260,000
(Food Grade)
Acquire real estate: Lease or Purchase

Facility Specifics

Manufacturing/Warehouse

Square Footage: 260,000
Ceiling Height: 12'-42'
Bay size or column spacing: Clear Span or Columns

Office (in lower ceiling warehouse space)

Square Footage: 95,000
Ceiling Height: 12'

Site:

Interstate Access: Interstate Access
Interstate Access: 1.6 Miles from I94
Downtown Access: 2.5 City Blocks
Airport Access: Yes
Airport Access within: 3 Miles
Rail Service: Yes
Rail Service Nearby: Yes
Rail Service Door: Two
Truck Door: Yes
Number of Truck Doors: 24
Drive-in Door: Yes
Number of Drive-in Doors: 8
Parking Spaces: 500
Sprinklers: Yes (Wet may be added)
Zoning: Heavy Industrial

Population:

Surrounding Population: 96,000+
Trade Area: 135,000+
650,000-750,000

Utilities

Water (City of Billings & 5 Wells)

Water: 4" & 8" Mains
Wells: 1,379 Acre Ft

Sewer:

Sewer: 16" Main

Gas (Natural w/ MDU)

Gas: Yes

Electricity (NorthWestern Energy)

Volts: 480
Amps: 2000-7500
Three Phase: Yes